



*Advanced Meeting Package*

*Regular Meeting &  
Budget Public Hearing*

*Thursday  
August 21, 2025  
3:00 p.m.*

*Location:  
Grand Haven Room  
Grand Haven Village Center  
2001 Waterside Pkwy,  
Palm Coast, FL 32137*

*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

# Grand Haven Community Development District

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250 International Parkway, Suite 208  
Lake Mary, FL 32746  
321-263-0132

Board of Supervisors  
**Grand Haven Community Development District**

Dear Board Members:

The Regular Meeting and Budget Public Hearing of the Board of Supervisors of the Grand Haven Community Development District is scheduled for **Thursday, August 21, 2025, at 3:00 p.m.** at the **Grand Haven Room**, at the **Grand Haven Village Center**, located at **2001 Waterside Parkway, Palm Coast, Florida 32137**.

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or [dmcinnes@vestapropertyservices.com](mailto:dmcinnes@vestapropertyservices.com) . We look forward to seeing you at the meeting.

Sincerely,

*David McInnes*

David McInnes  
District Manager



## Community Development District

Meeting Date:	Thursday, August 21, 2025	Ways to Follow Meeting:	Zoom – Listen Only
Time:	3:00 PM	Call-in Number:	+1 (929) 205-6099
Location:	Grand Haven Room, at the Grand Haven Village Center, located at 2001 Waterside Parkway, Palm Coast, Florida 32137	Meeting ID:	705 571 4830#
		Zoom Link:	<a href="#">Zoom Link</a>

### *Revised Agenda*

**I. Call to Order/ Roll Call**

**II. Pledge of Allegiance**

**III. Presentations**

- A. FY24 & FY25 Capital Projects – Barry Kloptosky & Vanessa Stepniak – 45mins. Allotted

**IV. Audience Comments** – *(limited to 3 minutes per individual for agenda and non-agenda items)*

**V. Presentation of Proof of Publication(s)**

[Exhibit 1](#)  
[Pgs. 7-8](#)

**VI. Staff Reports**

- A. District Engineer: David Sowell – 20mins. Allotted

1. Paving Bid Summary

[Exhibit 2](#)  
[Pg. 10](#)

2. Consideration of Masci General Contractor, Inc. FY 2025 Road Paving RFP Response

[Exhibit 3](#)  
[Pgs. 12-58](#)

- B. Amenity Manager: John Lucansky – 5mins. Allotted

1. Pickleball & Tennis Report

[Exhibit 4](#)  
[Pgs. 60-62](#)  
[Exhibit 5](#)  
[Pgs. 64-88](#)

- C. Operations Manager: Barry Kloptosky – 15mins. Allotted

1. Presentation of Capital Project Plan Tracker

[Exhibit 6](#)  
[Pg. 90](#)

2. Monthly Report

[Exhibit 7](#)  
[Pgs. 92-93](#)

- D. District Counsel: Scott Clark – 10mins. Allotted

[Exhibit 8](#)  
[Pgs. 95-103](#)

## **VI. Staff Reports – continued**

E. District Manager: David McInnes – 5mins. Allotted

1. Meeting Matrix

[Exhibit 9](#)

[Pgs. 106-109](#)

2. Action Item Report

[Exhibit 10](#)

[Pgs. 111-114](#)

## **VII. Consent Agenda Items – 2mins. Allotted**

A. Consideration for Acceptance – The July 2025 Unaudited Financial Report

[Exhibit 11](#)

[Pgs. 116-121](#)

B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held July 17, 2025

[Exhibit 12](#)

[Pgs. 123-129](#)

## **VIII. Business Items**

A. Consideration & Adoption of **Resolution 2025-09**, Approving FY 2025-2026 Meeting Schedule – 5mins. Allotted

[Exhibit 13](#)

[Pgs. 131-132](#)

B. Consideration of Proof of Loss Sworn Statement – 2mins. Allotted

[Exhibit 14](#)

[Pg. 134](#)

C. Consideration of Board's Approval of Supervisor Chism Speaking with Realtor regarding Possible Land Swap in Wild Oaks – 2mins. Allotted

## **IX. Discussion Topics**

A. 10-Yr. Plan Formatting – 5mins. Allotted

[Exhibit 15](#)

[Pgs. 136-150](#)

B. Pending Supervisor Led Projects – 10mins. Allotted

## **X. Public Hearings – 5PM**

A. FY 2025-2026 Budget Public Hearing

2. Open the Public Hearing

3. Presentation of FY 2025-2026 Budget

a. Approved FY 2025-2026 Budget

[Exhibit 16](#)

[Pgs. 152-160](#)

b. Revised Proposed FY 2025-2026 Budget

[Exhibit 17](#)

[Pgs. 162-170](#)

4. Public Comments

5. Close the Public Hearing

6. Consideration & Adoption of **Resolution 2025-10**, Adopting FY 2025-2026 Budget

[Exhibit 18](#)

[Pgs. 172-174](#)

B. FY 2025-2026 O&M Assessments Public Hearing

2. Open the Public Hearing

3. Public Comments

4. Close the Public Hearing

5. Consideration & Adoption of **Resolution 2025-11**, Levying Assessments

[Exhibit 19](#)

[Pgs. 176-201](#)



- XI. Supervisors' Requests – 5mins. Allotted**
- XII. Action Items Summary – 2mins. Allotted**
- XIII. Meeting Matrix Summary – 2mins. Allotted**
- XIV. Adjournment**

# EXHIBIT 1

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07 and 190.021, FLORIDA STATUTES, BY GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY**

**GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT**

The Grand Haven Community Development District (“District”) Board of Supervisors (“Board”) will hold a public hearing on **August 21, 2025 at 5:00 p.m.** in the **Grand Haven Room**, located at **2001 Waterside Parkway, Palm Coast, Florida 32137**, to consider the adoption of the budgets of the District for Fiscal Year 2025/2026, which include an assessment roll, the imposition of 2025-2026 Operations and Maintenance Assessments (“O&M”), including the Capital Reserve Fund (“CRF”) (“Assessments”) on benefitted lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the Assessments.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s Fiscal Year 2025/2026 proposed budget and the proposed levy of its annual recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “Assessments”).

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

UNIT TYPE	O&M ASSESSMENT PER UNIT			
	FY 2025 O&M PER UNIT	FY 2026 O&M PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$2,403.42	\$2,585.03	\$181.61	\$15.13
DOUBLE LOT	\$4,806.85	\$5,170.06	\$363.22	\$30.27
UNFINISHED CONDOS	\$115,364.35	\$124,081.52	\$8,717.17	\$726.43
ESCALANTE	\$37,733.76	\$40,585.00	\$2,851.24	\$237.60

UNIT TYPE	CRF ASSESSMENT PER UNIT			
	FY 2025 CRF PER UNIT	FY 2026 CRF PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$528.22	\$567.84	\$39.62	\$3.30
DOUBLE LOT	\$1,056.44	\$1,135.67	\$79.23	\$6.60
UNFINISHED CONDOS	\$25,354.57	\$27,256.14	\$1,901.58	\$158.46
ESCALANTE	\$8,293.06	\$8,915.03	\$621.97	\$51.83

UNIT TYPE	TOTAL ASSESSMENT PER UNIT			
	FY 2025 TOTAL PER UNIT	FY 2026 TOTAL PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$2,931.64	\$3,152.87	\$221.23	\$18.44
DOUBLE LOT	\$5,863.29	\$6,305.74	\$442.45	\$36.87
UNFINISHED CONDOS - LAVISTA <sup>1</sup>	\$168,221.05	\$155,592.98	-\$12,628.06	-\$1,052.34
ESCALANTE <sup>1</sup>	\$49,038.52	\$52,662.56	\$3,624.05	\$302.00

The O&M Assessments and CRF Assessments will appear on November 2025 Flagler County property tax bill. Amounts shown includes all applicable collection costs. A Property owner is eligible for a discount of up to 4% if paid early. The Flagler County Tax Collector will collect the assessments for all lots and parcels within the District. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

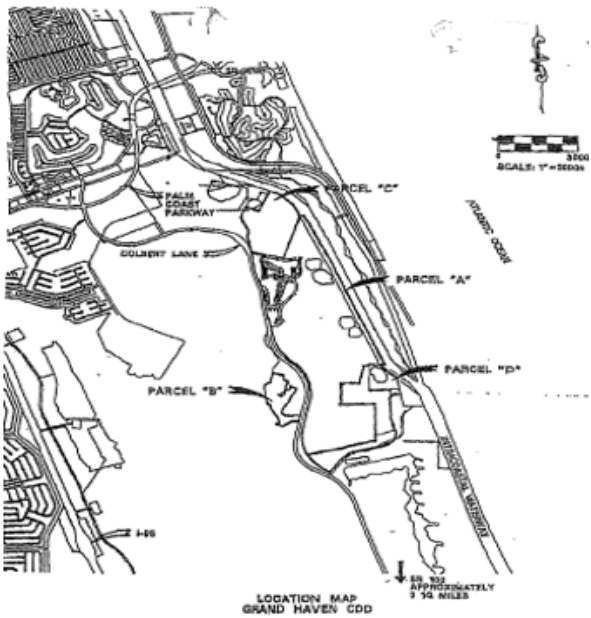
If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made accordingly, which includes the testimony and evidence upon which such appeal is to be based. The public hearing may be continued to a date and time certain that will be announced at the hearing.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least two calendar days prior to the meeting.

First Publication no later than 8/01/2025 (see, §197.3632(4)(b), Florida Statutes)

David McInnes  
District Manager  
Grand Haven Community Development District

LOCATION MAP OF DISTRICT



**NOTICE OF PUBLIC HEARING AND  
BOARD OF SUPERVISORS MEETING  
OF THE GRAND HAVEN  
COMMUNITY  
DEVELOPMENT DISTRICT**

The Board of Supervisors (the “**Board**”) of the Grand Haven Community Development District (the “**District**”) will hold a **meeting beginning at 3:00 p.m. and a public hearing beginning at 5:00 p.m. on August 21, 2025**, in the **Grand Haven Room**, located at **2001 Waterside Parkway, Palm Coast, Florida 32137**.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025/2026 proposed budget. A meeting of the Board will also be held beginning at 3:00 p.m. on August 21, 2025, where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least two (2) days before the meeting or may be obtained by contacting the District Manager’s office via email at [dmcinnes@vestaproper-tyservices.com](mailto:dmcinnes@vestaproper-tyservices.com).

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speakerphone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

David McInnes

District Manager

Aug. 7

25-00282F

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## EXHIBIT 2



## MEMORANDUM

To: Grand Haven Board of Supervisors

From: David Sowell, P.E.; Kimley-Horn and Associates, Inc.

Date: August 13, 2025

RE: ***Paving Bid Summary***  
***RFP 2025-001***

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Bids were received for the FY 2025 paving project from the following contractors:

1. Masci General Contractor, Inc - \$221,319

The bid exceeds the budget estimate amount of \$145,600 by approximately 52%. The discrepancy can be attributed to many factors including the following:

1. Low sample size – We received multiple bids on previous paving projects which allowed us to compare unit prices. With only one bid, we don't have a way to verify we are getting a competitive price or ensure there is no collusion. For context, Masci's bid for the FY 2022 project was approximately 11% higher than the winning bidder.
2. Complexity of construction – The project is more complex than previous projects as it includes work adjacent to pavers and within the busy intersection of Riverfront Drive and Waterside Parkway. A contractor at the pre-bid meeting expressed concern over protecting the pavers. That contractor ultimately did not provide a bid.
3. Small project size – This project is 16% smaller in area than the FY 2022 project (Crossings). Unit prices tend to go up as things like overhead, mobilization, and temporary traffic control have a greater influence on the overall unit price. This also may have influenced the low response to the RFP. Contractors likely saw too much risk and not enough profit in this project to warrant a response.

Overall, the bid appears to be compliant with the terms of the RFP, the construction plans, and specifications. Excluding budget concerns, I recommend awarding the contract to Masci.

A handwritten signature in blue ink, appearing to read 'DS', located below the recommendation text.

DCS/jam

CC: File

K:\GVL\_Civil\142434000-Grand Haven CDD\Paving Program\FY 2025 Paving\Contract and Bid Information\Bid\Memo\_Draft Evaluation Summary.docx

## EXHIBIT 3

### **SECTION 3.0 BID FORM**

Proposal of Masci General Contractor, Inc. (hereinafter called "BIDDER"), organized and existing under the laws of the State of Florida doing business as a corporation \* (a corporation", "a partnership", or "an individual") is hereby submitted to the Grand Haven Community Development District (hereinafter called "DISTRICT"). In addition, Masci General Contractor, Inc. (hereinafter called "CONTRACTOR"), shall provide a copy of its current certification (attached) that he/she is a duly certified Contractor in the state of Florida.

In compliance with your Request for Bids, BIDDER hereby proposes to perform all WORK for **Grand Haven Development – FY2025 Road Paving** in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

<b>BID TABULATION</b>				
<b>Item</b>	<b>Roadway Name</b>	<b>Corresponding Plan Sheets</b>	<b>Estimated Mill and Resurface Area (SY)</b>	<b>Lump Sum Bid Price</b>
1	Waterside Parkway	C2.1, C2.2, C2.3, C2.4, & C2.5	15,000 sy	\$221,319-
<b>TOTALS</b>				\$221,319-

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.

No WORK shall commence until a NOTICE TO PROCEED has been issued. BIDDER hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED and to SUBSTANTIALLY COMPLETE the PROJECT within 90 consecutive calendar days after the NOTICE TO PROCEED and fully complete the PROJECT within 120 consecutive calendar days after the NOTICE TO PROCEED. BIDDER further agrees to pay as liquidated damages, the sum of \$2,000 for each consecutive calendar day thereafter as provided in Section 15 of the General Conditions.

(continued on following page)



BIDDER acknowledges receipt of the following ADDENDUM:

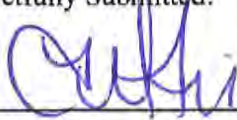
1, 2

\*Insert "a corporation", "a partnership", or "an individual" as applicable.

NOTES

1. Bidder agrees to perform all the work described in the contract documents for the following lump sum.  
\$ 221,319 -
2. This is a lump sum bid. The preceding Bid Tabulation is intended as a general recap of the work involved. It is not an all-inclusive detailed list of all work required to complete this project. It is the contractor's responsibility to carefully review the plans and specifications, to visit the site prior to bidding and to determine what is needed to complete the project and to reflect this in his lump sum bid.
3. If during the bid process, the contractor notices a discrepancy between the work required and this bid schedule, he must bring it to the engineer's attention before the bid date.

Respectfully Submitted:



Signature

Masci General Contractor, Inc.

Company Name

Vice President

Title

5752 S. Ridgewood Avenue  
Port Orange, FL 32127

Address

7/28/25

Date

(386) 322-4500

Phone Number

SEAL:  
(If Bid by Corporation)



**SECTION 4.0 BID BOND**

KNOW ALL PERSONS BY THESE PRESENTS: that

Masci General Contractor, Inc., as Principal & Arch Insurance Company, as Surety

for the payment of which, will and truly be made, we hereby jointly and severally bind ourselves, successors and assigns. Signed this 28th day of July, 2025. The Condition of the above obligation is such that whereas the principal has submitted to Grand Haven Community Development District, a certain BID attached hereto and hereby made a part hereof to enter into a contract in writing, for the construction of: **Grand Haven Development – FY2025 Road Paving, RFP 2025-001**

NOW THEREFORE,

- (a) If said BID shall be rejected, or
- (b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attachment hereto (properly completed in accordance with said BID) and shall furnish a BOND for faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID, then this obligation shall be void, otherwise the same shall remain in force and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated. \*\*Penal Amount shall not to exceed 10% of Bid Proposal Amount\*\*

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall in no way be impaired or affected by any extension of the time within which the DISTRICT may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

  
\_\_\_\_\_  
Principal

Arch Insurance Company  
\_\_\_\_\_  
Surety

By:   
\_\_\_\_\_  
Jeffrey W. Reich, Attorney-In-Fact & FL Licensed Resident, Inquiries: 407-786-7770

IMPORTANT - Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.





*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

### POWER OF ATTORNEY

#### Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

**Cheryl Foley, Emily Goleck, Jeffrey W. Reich, Kim E. Niv, Lisa Roseland, Robert P. O'Linn, Sarah K. O'Linn, Susan L. Reich and Teresa L. Durham of Maitland, FL (EACH)**

its true and lawful Attorney(s) in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars (\$150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

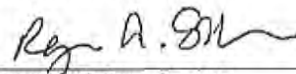
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:


**VOTED**, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 28<sup>th</sup> day of November, 2023.

#### Attested and Certified

  
Regan A. Shulman, Secretary



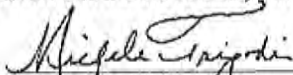
Arch Insurance Company

  
Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

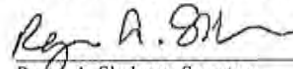
Commonwealth of Pennsylvania - Notary Seal  
**MICHELE TRIPODI**, Notary Public  
Philadelphia County  
My Commission Expires July 31, 2025  
Commission Number 1168622

  
Michele Tripodi, Notary Public  
My commission expires 07/31/2025

#### CERTIFICATION

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated November 28, 2023** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said **Stephen C. Ruschak**, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 28<sup>th</sup> day of July, 2025.

  
Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

**PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:**

Arch Insurance - Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at [SuretyAuthentic@archinsurance.com](mailto:SuretyAuthentic@archinsurance.com)  
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

**SECTION 13.0 LIST OF SUBCONTRACTORS**

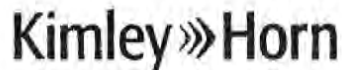
I do X, do not \_\_\_\_\_, propose to subcontract some of the work on this project. I propose to subcontract work to the following subcontractors:

NAME AND ADDRESS	TYPE OF WORK
Simply Stripe 2612 Mandeville, Melbourne 32901	Striping

**Note:**

**The use of subcontractors is subject to the terms of Section 26.2 of the General Conditions.**

Company Name: Masci General Contractor, Inc.



**ADDENDUM No. 1**  
**TO**  
**RFP 2025-001**  
**GRAND HAVEN DEVELOPMENT – FY 2025 ROAD PAVING**  
**JULY 16, 2025**

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The following clarifications are being made to the contract documents and construction plans resulting from the mandatory pre-bid meeting for this project held on 7/14/2025 and supplemental questions received via email:

1. Question: What sort of protection are you expecting for the pavers. Is a layer of protective sand ok?

***Response: Grand Haven does not have a preferred method to protect the pavers. Sand protection may be acceptable but the details will need to be discussed with the winning bidder. The contractor is encouraged to offer as much detail as possible in the bid response pertaining to means and methods for protecting the pavers.***

2. The following contractors attended the mandatory pre-bid meeting and will be allowed to bid on the RFP:

- a. Masci General Contractors, Inc – Tammy Schneider – [masciestimate@mascigc.com](mailto:masciestimate@mascigc.com)
- b. Halifax Paving, Inc – Tyler Kirton – [estimating@halifexpaving.net](mailto:estimating@halifexpaving.net)

3. Question: Which sheets do we submit with the bid?

***Response: Section 3.0, Section 4.0, Section 13.0 of the RFP must be filled out by the contractor and submitted with the bid.***



**ADDENDUM No. 2  
TO  
RFP 2025-001  
GRAND HAVEN DEVELOPMENT – FY 2025 ROAD PAVING  
JULY 17, 2025**

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The following revision is being made to the contract documents for the subject RFP.

1. The required bid bond is reduced from 25% to 10% as stated in the pre-bid meeting.





## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

605 Suwannee Street  
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.  
SECRETARY

June 03, 2025

MASCI GENERAL CONTRACTORS, INC  
5752 SOUTH RIDGEWOOD AVE  
PORT ORANGE, FLORIDA 32127

\*REVISED\*

### RE: CERTIFICATE OF QUALIFICATION

The Department of Transportation has qualified your company for the type of work indicated below.

#### FDOT APPROVED WORK CLASSES:

DRAINAGE, FLEXIBLE PAVING, GRADING, GRASSING, SEEDING AND SODDING, HOT PLANT-MIXED BITUM. COURSES, INTERMEDIATE BRIDGES, MINOR BRIDGES, SIDEWALK, CURB & GUTTER, MILLING, UNDERGROUND UTILITIES (WATER & SEWER).

Unless notified otherwise, this Certificate of Qualification will expire **6/30/2026**.

In accordance with Section 337.14(1), Florida Statutes, an application for qualification must be filed within (4) months of the ending date of the applicant's audited annual financial statements.

If the company's maximum capacity has been revised, it may be accessed by logging into the Contractor Prequalification Application System via the following link:

[HTTPS://fdotwpl.dot.state.fl.us/ContractorPreQualification](https://fdotwpl.dot.state.fl.us/ContractorPreQualification)

Once logged in, select "View" for the most recently approved application, and then click the "Manage" and "Application Summary" tabs.

The company may apply for a Revised Certificate of Qualification at any time prior to the expiration date of this certificate according to Section 14-22.0041(3), Florida Administrative Code (F.A.C.), by accessing the most recently approved application as shown above and choosing "Update" instead of "View." If certification in additional classes of work is desired, documentation is needed to show that the company has performed such work.

All prequalified contractors are required by Section 14-22.006(3), F.A.C., to certify their work underway monthly in order to adjust maximum bidding capacity to available bidding capacity. You can find the link to this report at the website shown above.

Sincerely,

James E. Taylor II, Prequalification Supervisor  
Contracts Administration Office

JTII

Improve Safety, Enhance Mobility, Inspire Innovation

[www.fdot.gov](http://www.fdot.gov)



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**MASCI, LEONEL ANDRES**

MASCI GENERAL CONTRACTOR, INC.  
5752 S RIDGEWOOD AVE  
PORT ORANGE FL 32127

**LICENSE NUMBER: CGC1518864**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)

ISSUED: 05/13/2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE UNDERGROUND UTILITY & EXCAVATION CO HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**MASCI, LEONEL ANDRES**

MASCI CORPORATION  
5752 S RIDGEWOOD AVE  
HARBOR OAKS FL 32127

**LICENSE NUMBER: CUCA56854**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)

ISSUED: 05/13/2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**  
**BOARD OF PROFESSIONAL ENGINEERS**

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**MASCI, LEONEL ANDRES**

5752 SOUTH RIDGEWOOD AVE  
PORT ORANGE FL 32127

**LICENSE NUMBER: PE68418**

**EXPIRATION DATE: FEBRUARY 28, 2027**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation

MASCI GENERAL CONTRACTOR, INC.

### Filing Information

<b>Document Number</b>	P04000169369
<b>FEI/EIN Number</b>	20-2045800
<b>Date Filed</b>	12/17/2004
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	06/01/2010
<b>Event Effective Date</b>	NONE

### Principal Address

5752 SOUTH RIDGEWOOD AVE  
PORT ORANGE, FL 32127

### Mailing Address

5752 SOUTH RIDGEWOOD AVE  
PORT ORANGE, FL 32127

### Registered Agent Name & Address

Ferreira, Leticia Maria Masci  
5752 S RIDGEWOOD AVE  
PORT ORANGE, FL 32127

Name Changed: 06/26/2025

Address Changed: 01/12/2021

### Officer/Director Detail

#### **Name & Address**

Title President

MASCI, LEONEL  
5752 SOUTH RIDGEWOOD AVE  
PORT ORANGE, FL 32127

Title VP



MASCI, ANDRES  
5752 SOUTH RIDGEWOOD AVE  
PORT ORANGE, FL 32127

Title S

Masci, Ignacio  
5752 S Ridgewood Ave  
Port Orange, FL 32127

Title VP

Ferreira, Leticia Maria Masci  
5752 SOUTH RIDGEWOOD AVE  
PORT ORANGE, FL 32127

#### Annual Reports

Report Year	Filed Date
2024	02/08/2024
2025	02/05/2025
2025	06/26/2025

#### Document Images

<a href="#">06/26/2025 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2015 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/03/2014 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/25/2013 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/01/2010 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">05/17/2010 -- Amendment</a>	<a href="#">View image in PDF format</a>

**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the  
requester. Do not  
send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>Maschi General Contractor, Inc.</b>		
	<b>2</b> Business name/disregarded entity name, if different from above.		
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)  (Applies to accounts maintained outside the United States.)	
	<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>		
<b>5</b> Address (number, street, and apt. or suite no.). See instructions. <b>5752 S. Ridgewood Avenue</b>		Requester's name and address (optional)	
<b>6</b> City, state, and ZIP code <b>Port Orange, FL 32127</b>			
<b>7</b> List account number(s) here (optional)			

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-					
or								
Employer identification number								
2	0	-	2	0	4	5	8	0

**Part II Certification**

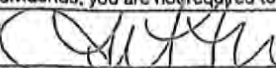
Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign  
Here

Signature of  
U.S. person



Date

2/10/25

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

# City of Port Orange Local Business Tax Receipt



## CONTRACTOR - GENERAL (CLASS A)

**City of Port Orange**  
Community Development  
1000 City Center Circle  
Port Orange, FL 32129  
(386) 506-5602

**CONTRACTOR - GENERAL (CLASS A)**

**License Number: L-00000001954**

Masci General Contractor Inc.  
5752 RIDGEWOOD AVE

PORT ORANGE FL 32127

**Fees Paid:** \$100.00  
**Issued Date:** 08/05/2024

08/05/2024 - 09/30/2025  
Valid Dates





MASCCON-01

BJONES

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
7/8/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> ASSOCIATES AGENCY, INC. 125 W. Country Club Dr Tampa, FL 33612	<b>CONTACT NAME:</b> Brittany Jones		
	<b>PHONE (A/C, No, Ext):</b> (813) 988-1234	<b>FAX (A/C, No):</b> (813) 988-0989	
	<b>E-MAIL ADDRESS:</b> certs@associatesins.com		
<b>INSURED</b>  Masci General Contractors Inc Masci Construction Inc 5752 S Ridgewood Ave Port Orange, FL 32127	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A:</b> Bitco Insurance Companies		20095
	<b>INSURER B:</b> SiriusPoint Specialty Insurance Company		
	<b>INSURER C:</b>		
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		
	<b>INSURER F:</b>		

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			CLP 3 759 342	7/1/2025	7/1/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PO/AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CAP 3 759 344	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			CUP 3 759 345	7/1/2025	7/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC 3 759 341	8/8/2025	8/8/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	<input checked="" type="checkbox"/> Pollution/Profession			CPPL D0002484 00	7/1/2025	7/1/2026	Occ 2,000,000/Agg 4,000,000
A	<input checked="" type="checkbox"/> Inland Marine			CLP 3 759 342	7/1/2025	7/1/2026	Rented/Leased Equip 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

For Bidding Purposes

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

7/2/2025

## REFERENCES - PROJECTS COMPLETED

Project Name/Location: FDOT #T5767, SR 528, Brevard County, Florida  
SR 528, from SR 5 to E of SR 3, Brevard County, Florida  
Type of Project/Services: milling, paving, grading, drainage, concrete, guardrail, signs/signals, striping  
Owner/Agent: Florida Department of Transportation / Pinnacle  
Doug Schumann [dschumann@pinnaclecepi.com](mailto:dschumann@pinnaclecepi.com)  
(407) 496-9627  
Contract Amount: \$ 10,858,007.49  
Completed: 2024 **\*\*FDOT - District 5 Roads & Streets Builder of the Year 2025\*\***

Project Name/Location: FDOT #T5727, SR 5, Volusia County, Florida  
SR 5, from Brevard Co Line to South St, Volusia County, Florida  
Type of Project/Services: milling, paving, grading, drainage, concrete, guardrail, signs, striping  
Owner/Agent: Florida Department of Transportation / Mehta Engineering  
Anu Shah [anu.shah@stvinc.com](mailto:anu.shah@stvinc.com)  
(850) 341-6114  
Contract Amount: \$ 6,972,041.32  
Completed: 2023

Project Name/Location: FDOT #E57A1, SR 600, Volusia County, Florida  
SR 5, from Brevard Co Line to South St, Volusia County, Florida  
Type of Project/Services: milling, paving, grading, drainage, concrete, signs/signals, striping  
Owner/Agent: Florida Department of Transportation / AE Engineering  
Chris Nolan [cnolan@wsbeng.com](mailto:cnolan@wsbeng.com)  
(904) 574-7086  
Contract Amount: \$ 5,312,936.32  
Completed: 2023

Project Name/Location: Graham Swamp Trail & Pedestrian Bridge over SR 100, Flagler County, Florida  
Graham Swamp Trail, Palm Coast, Florida  
Type of Project/Services: milling, paving, bridge, grading, drainage, concrete, signs/signals, striping  
Owner/Agent: Flagler County Board of County Commissioners  
Amy Stroger [astroger@flaglercounty.gov](mailto:astroger@flaglercounty.gov)  
(386) 313-4047  
Contract Amount: \$ 9,478,640.33  
Completed: 2023

Project Name/Location: FDOT #E57A4, SR 442, Volusia County, Florida  
SR 442, from W of I-95 to US 1, Volusia County, Florida  
Type of Project/Services: milling, paving, grading, drainage, concrete, signs/signals, striping  
Owner/Agent: Florida Department of Transportation / Mehta Engineering  
Aun Shah [ashah@mehtaeng.com](mailto:ashah@mehtaeng.com)  
(850) 341-6114  
Contract Amount: \$ 7,425,368.89  
Completed: 2024 **\*\*FDOT - Smoothest Pavement of the Year Award 2024\*\***

Project Name/Location: FDOT #E59B7 SR 415, Volusia County  
Type of Project/Services: Milling and Resurfacing - Pilot Project using 3D Paving  
Owner/Agent: Florida Department of Transportation  
Rick Coe [Frederick.Coe@dot.state.fl.us](mailto:Frederick.Coe@dot.state.fl.us)  
(386) 257-3831  
Contract Amount: \$ 8,845,045.09  
Completed: 2024

Project Name/Location: FY24 Annual Road Resurfacing, Titusville, Florida  
Various Streets



Type of Project/Services: milling & paving  
Owner/Agent: City of Titusville  
Kevin Cook [kevin\\_cook@titusville.com](mailto:kevin_cook@titusville.com)  
(321) 383-5704  
Contract Amount: \$ 1,589,544.95  
Completed: 2024

Project Name/Location: 2024 Citywide Paving Project, City of Ormond Beach, Florida  
Various Streets  
Type of Project/Services: milling & paving  
Owner/Agent: City of Ormond Beach  
Alex Shumann [alex.schumann@ormondbeach.org](mailto:alex.schumann@ormondbeach.org)  
(321) 567-3775  
Contract Amount: \$ 791,358.35  
Completed: 2024

Project Name/Location: SR 417 Resurfacing, Orlando, Florida  
SR 417, SR 528 to Berry Dease Rd, Orange County, Florida  
Type of Project/Services: milling & paving  
Owner/Agent: Central Florida Expressway Authority (CFX) / RK&K  
Chas Starr [cstarr@rkk.com](mailto:cstarr@rkk.com)  
(407) 923-4908  
Contract Amount: \$ 16,029,260.78  
Completed: 2024

Project Name/Location: FDOT #E5X97, Volusia, Flagler, Seminole & Brevard County Florida Resurfacing  
Various Streets  
Type of Project/Services: milling & paving  
Owner/Agent: Florida Department of Transportation (FDOT)  
Brahim Sahraoui [brahim.sahraoui@dot.state.fl.us](mailto:brahim.sahraoui@dot.state.fl.us)  
Contract Amount: \$ 500,000.00 budgetary ceiling  
Completed: 2023



**2024 FLORIDA  
SMOOTHEST PAVEMENT OF THE YEAR**

**District 5  
NON-LIMITED ACCESS ROADS**

The Florida Department of Transportation  
and  
Asphalt Contractors Association of Florida, Inc.  
hereby awards

**MASCI**  
General Contractor

For their project on:

**State Road 442, I-95, Indian River Boulevard  
Volusia County**

FIN # 441132-1-52-01

Average Project IRI: 36 – 6 Lane Miles

The Smoothest Pavement Award was designed to recognize the company and their staff that goes the extra mile to ensure the quality of the asphalt not only meets, but exceeds Department standards for pavement smoothness.



*Presented December 17th, 2024*







2025

DISTRICT 5  
FOOT ROADS & STREETS  
BUILDER OF THE YEAR

**MASCI GENERAL  
CONTRACTORS, INC.**

STATE ROAD 628 FROM SR 6  
TO E OF COURTENAY PKWY

- 5 year -

COMPLETED CONTRACTS AND REFERENCES					
CONTRACT AMOUNT	NAME OF PROJECT	YEAR COMPLETED	LOCATION	PROJECT CONTACT	SCOPE
\$500,000.00	E5x97-RO, roadway repair	2024	Volusia, Flagler, Seminole, Brevard County	FDOT - District 5 - 605 Suwannee St. Tallahassee, FL.	roadway repair, as needed
\$1,023,128.69	City of Ormond Beach 2023 Road Resurfacing	2024	City of Ormond Beach	City of Ormond Beach, Public Works, 22 S. Beach Street, Room 104, Ormond Beach, FL 32174m 386-676-3269	2023 Road Resurfacing
\$16,029,260.78	CFX - SR 417 Resurfacing	2024	CFX	Central Florida Expressway Authority,	Resurfacing
\$4,343,700.56	T5742- Wickham Rd @I95 Ramp	2024	Brevard County	FDOT - District 5 - 605 Suwannee St. Tallahassee, FL.	improvements, road widening
\$787,145.48	E58A3 (sub to Chinchor)	2024	Brevard County	FDOT - 719 S. Woodland Blvd., Deland, FL 32720	improvements & resurfacing
\$844,923.00	G1T27- Graham Swamp Trail	2023	Flagler County	Flagler County Board of County Commissioners	Trail and Pedestrian Bridge over State Road 100
\$8,780,809.70	T5711 - Bridge Fiske	2023	Brevard County	FDOT - District 5 - 605 Suwannee St. Tallahassee, FL.	SR 519 (Fiske Blvd) Bridge
\$13,106,590.67	Howland Blvd. Deltona, Widening	2022	Volusia County	Howland Boulevard, Deltona, FL	Road Widening & Drainage Improvements
\$ 17,848,966.12	T5642 - SR46 Seminole County	2022	Seminole County	FDOT - District 5 - 605 Suwannee St. Tallahassee, FL.	Road Construction
\$ 399,844.00	City of Ormond Beach Roadway Resurfacing	2022	Volusia County	Alex Schumann, 22 South Beach St, Ormond Beach, FL.	Resurfacing
\$ 165,989.45	City of Titusville Neighborhood Services Department	2021	Brevard County	Kevin Cook, City of Titusville, 555 S. Washington Ave., Titusville, FL. (386) 567-3845	Minor Repairs
\$ 1,556,034.12	City of Titusville Annual Resurfacing - Public Works	2021	Brevard County	William Larese, 555 S. Washington Ave., Titusville, FL. (321) 567-3682	Resurfacing

\$ 237,197.28	City of Lake Mary Citywide Milling & Paving	2021	Seminole County	Kevin Smith, City of Lake Mary, 911 Wallace Ct. Lake Mary, FL.	Milling & Paving
\$ 345,460.13	City of Ormond Beach Roadway Repaving	2021	Volusia County	Alex Schumann, 22 South Beach St, Ormond Beach, FL.	Repaving
\$ 2,319,234.97	City of Palm Coast Street Resurfacing	2021	Flagler County	Tyler Gibson, City of Palm Coast, 160 Lake Ave Palm Coast, FL. (386) 986-3730	Resurfacing
\$ 5,811,030.74	T5681 - SR 400 (I-4) Seminole County	2021	Seminole County	FDOT - District 5 - 605 Suwannee St. Tallahassee, FL.	Road Construction
\$ 12,045,287.37	Riverwalk Phase III	2021	Seminole County	City of Sanford, 300 N. Park Ave. Sanford, FL. 32771, Bilal Iftikhar, (407) 688-5012	Trail Construction
\$ 1,331,946.72	Fort Florida Rd	2021	Volusia County	Volusia County, 123 W. Indiana Avenue, Deland, FL	Road Construction
\$ 4,976,836.09	T5680 Seminole County	2021	Seminole County	FDOT - District 5 - 605 Suwannee St. Tallahassee, FL.	Road Construction
\$ 4,878,954.76	Williamson Blvd Widening	2021	Volusia County	Volusia County, 123 W. Indiana Avenue, Deland, FL.	Road Expansion
\$ 4,979,528.50	Design Build	2020	Volusia County	Volusia County, 123 W. Indiana Avenue, Deland, FL.	Design Build
\$ 1,514,579.45	S. Park Ave Stormwater	2020	Seminole County	City of Sanford, 300 N. Park Ave. Sanford, FL. 32771, Bilal Iftikhar, (407) 688-5012	Stormwater Improvements
\$ 2,204,501.12	T5670, SRA1A & SR520	2020	Brevard County	FDOT - District 5 - 605 Suwannee St. Tallahassee, FL.	Road Construction
\$ 4,991,772.04	T5660 - US 1 @ SR 44	2020	Volusia County	FDOT - District 5 - 605 Suwannee St. Tallahassee, FL.	Road Construction
\$ 28,838,467.02	T5636 - I-95 - Palm Coast Pkwy to Flagler/St Johns County Line	2020	Flagler/St Johns County	FDOT - District 5 - Ronald Meade (386) 740-3401 Ron.Meade@dot.state.fl.us	Road Construction
\$ 7,136,709.34	T5625 SR 414 - Maitland Blvd	2020	Orange County	FDOT - District 5 - 605 Suwannee St. Tallahassee, FL.	Road Construction



# Masci Equipment List - Owned and Available

Equipment #	Year	Make/Model	VIN/Serial #
<b>DUMP TRUCKS</b>			
DPT001-4435	2002	Mack RD688S	1M2P267C82M064435
DPT002-6387	2006	Mack CV713	1M2AG11C36M036387
DPT007-8803	2010	Mack GU713	1M2AX07C2AM008803
DPT010-6681	2009	Mack GU713	1M2AX07CX9M006681
DPT011-8175	2010	Mack GU713	1M2AX07CXAM008175
DPT012-1964	2007	Mack CV713	1M2AG11C67M061964
DPT014-7057	2009	Mack GU713 - Black	1M2AX04CX9M007057
DPT015-6201	2009	Mack GU713 - Orange	1M2AX04C89M006201
DPT016-7375	2009	Mack GU713 - Orange	1M2AX04C29M007375
DPT020-0621	2000	Mack RD690S - White	1M2P264C4YM030621
DPT021-8147	2010	Mack GU713 - Orange	1M2AX04CXAM008147
DPT023-9196	2004	Mack CV713 - White/Red	1M2AG11C84M009196
DPT024-4764	2007	Mack CTP713 - White	1M2AT04C87M004764
DPT025-4762	2007	Mack CTP713 - White	1M2AT04C47M004762
DPT027-7238	2009	Mack GU713 - Blue	1M2AX09C29M007238
DPT029-7236	2009	Mack GU713 - Blue	1M2AX09C99M007236
DPT030-7237	2009	Mack GU713 - Blue	1M2AX09C09M007237
DPT031-7352	2016	Mack CU713 - White	1M2AX09C5GM027352
DPT032-3101	2010	Kenworth T800 - White	1NKDL40X4AJ263101
DPT033-1617	2015	Kenworth T800	1NKDX4TXXFJ441617
DPT034-8856	2011	Mack GU713 - White/Red Body	1M2AX04C4BM008856
DPT039-6293	2023	MACK GR64B	1M2GR3GC4PM036293
DPT040-8005	2018	MACK GU713	1M2AX09C7JM038005
DPT041-8008	2018	MACK GU713	1M2AX09C2JM038008
DPT042-4367	2021	FRHT M2106	3ALACXFC4MDMS4367
DPT043-8757	2024	MACK GR64F	1M2GR4GC7RM038757
DPT044-8751	2024	MACK GR64F	1M2GR4GC6RM038751
DPT045-1876	2023	MACK GR64F	1M2GR4GC6PM031876
DPT046-8531	2025	MACK GR64F	1M2GR4GC1SM048531
DPT047-4653	2025	MACK GR64F	1M2GR4GC6SM044653
<b>TRACTOR TRAILER TRUCKS</b>			
TTR003-6404	2010	Mack CH613	1M1AN07Y0AN006404
TTR004-6532	2009	Mack GU713	1M2AX07C49M006532
TTR005-7559	2009	Mack GU713	1M1AX09Y09M007559
TTR006-6784	2015	MACK - CXU613	1M1AW02Y3FM046784
TTR007-6737	2015	MACK - CXU613	1M1AW02Y5FM046737
TTR008-4863	2015	Peterbilt 389	1XPXP4EXXFD274863
TTR009-0499	2024	KENWORTH W990 HEAVY HAUL	1XK1P4EX0RJ370499
TTR010-0277	2023	MACK P164T DAY CAB	1M1PN4GY6PM010277
<b>SERVICE TRUCKS</b>			
SER001-8265	2006	Freightliner M2-106	1FVACXCS86HV78265
SER002-2530	2015	Dodge Ram 5500	3C7WRN9F9FG502530
SER003-0906	2009	GMC C-5500 (BLUE)	1GDG5C3969F400906
SER003-8585	2016	Dodge Ram 4500	3C7WRLBLOGG148585
SER004-0983	2004	Freightliner FL-70	1FVABSDC84HN00983
SER005-6684	2007	International 4300	1HTMMAAN47H456684

SER006-1228	2016	Isuzu NQR Service Truck - RED	JALE5W161G7901228
SER007-2175	2011	RAM 5500 SLT - White	3D6WA7EL7BG502175
SER008-1095	2015	Freightliner M2-106	3ALACWDT9FDGC1095
SER009-0052	2023	ISUZU FTR	54DK6S1FXPSA50052
SER010-0243	2025	Freightliner M2-106 plus	1FVHCYFEXSHVK0243
SER011-1731	2025	ISUZU NRR	JALE5W166S7P01731
SER012-0588	2024	RAM 5500	3C7WRNBL8RG240588
<b>WATER TRUCKS</b>			
WT001-3498	1992	Ford Water Truck F700	1FDXK74C8NVA33498
WT002-4648	1995	International 4700	1HTSMABM2SH664648
WT003-6800	1999	International 4700	1HTSCAAM4XH676800
WT005-6304	2001	Isuzu COE Water Truck	JALB4B14817016304
WT006-9028	2015	Freightliner m2 106 medium duty	3ALACXDT3FDGA9028
WT007-9109	2014	Freightliner m2	3ALACXC4EDFV9109
<b>MISC. TRUCKS</b>			
FBT003-8944	2000	Int'l. Flatbed 4700	1HTSCABM2YH228944
FBT-4351	2010	Isuzu Flatbed NPR	JALC4W165A7004351
FBT-3115	1998	International 4900	1HTSDAAN8WH523115
FBT-8642	1994	Ford F-700 Flat Bed	1FDWK74C0RVA18642
FBT-1476	1970	Mack Dump	DM487S1476
FBT-0296	2018	Isuzu Flatbed NPR	JALB4W176J7F00296
FBT-0943	2013	Isuzu Flatbed NPR	JALB4W174D7400943
FBT-7022	2023	ISUZU NRR	JALE5V162P7307022
FBT-3678	2009	INTERNATIONAL 7400 6X4	1HTWGAAR29J143678
<b>SUPERVISOR / MGMT TRUCKS</b>			
PKU006-6028	2006	Chevy C-1500 - Blue	2GCEC13T261226028
PKU011-8590	2011	Toyota Tundra	5TFEY5F17BX108590
PKU013-0862	2012	Toyota Tundra	5TFRM5F1XCX050862
PKU014-2687	2012	Toyota Tundra	5TFDW5F11CX212687
PKU-3096	2018	Toyota Tundra 4x2 - White	5TFRM5F13JX123096
PKU-0419	2017	Toyota Tundra- White	5TFRM5F1XHX110419
PKU-6039	2019	Toyota Tundra - White	5TFRM5F1KX136039
PKU-7700	2016	Nissan Titan XD	1N6BA1F43GN517700
PKU-7962	2022	Chevy Silverado 1500	3GCNAAED9NG567962
PKU-7747	2019	Toyota Tundra	5TFAY5F18KX797747
PKU-2549	2019	Toyota Tundra	5TFHY5F18KX782549
<b>BACKHOES</b>			
BH004-3882	2010	Caterpillar 420E	HLS03882
BH005-0543	2013	Caterpillar 420 FIT	JWJ00543
<b>DOZERS</b>			
DZ003-0351	2013	Caterpillar D5K	YYY00351
DZ004-9851	2009	John Deere 650J	JX169851
DZ006-1927	2013	Komatsu D65WX-17	1927
<b>EXCAVATORS</b>			
EXC001-7358	1987	Komatsu PC 200	27358
EXC006-3812	2006	Kobelco SK135SRLC	YH04-03812
EXC007-0616	2006	Hyundai ROBEX360LC-7	NA0110616
EXC009-0074	2007	Hyundai ROBEX450LC-7A	NB0310074
EXC010-0062	2007	Hyundai ROBEX450LC-7A	NB0310062

EXC011-0380	2008	Hyundai ROBEX210LC-7A	N6120380
EXC012-1463	2009	Hitachi ZX135HYD	FF01SCQ071463
EXC013-0215	2010	Komatsu PC308USLC-3	20215
EXC014-0288	2010	Komatsu PC308MSLC	20288
EXC015-0413	2012	Caterpillar 304ECR	TTN00413
EXC016-0321	2012	Caterpillar M318D	D8W00321
EXC017-0136	2008	Komatsu PC308USLC-8	30136
EXC-6339	2006	Komatsu PC50MR-2	6339
EXC-8614	2017	Kubota KX040-4R1T w/ 6 way Blade	28614-24QC
EXC-0464	2019	Kubota KX057-4R1A Excavator	30464
EXC-0274	2017	Hyundai 220LC-9A Hydraulic Excavator	HHKHZ610VE0000274
EXC-0117	2011	Hyundia Robex 480LC-9 Track	HHIHQB01LB0000117
EXC-1051	2005	Kobelco SK250	LL09U1051
EXC-1243	2019	John Deere 135G FT	1FF135QXAKF501243
EXC-5525	2020	KOBELCO SK140SRLC-7	YY09045525
EXC-5452	2017	Komatsu PC360LC-11	A35452
EXC-0364	2022	HYUNDAI HX210AL HYDRAULIC	CE0000364
EXC-1425	2018	LINKBELT 300X4 HYDRAULIC	LBX300Q7NJHEX1425
EXC-3616	2022	JOHN DEERE 85G	1FF085GXTNJ023616
EXC-0106	2022	KUBOTA KX060-5 HYDRAULIC	KBCDZ37EHN3G10106
EXC-0191	2008	KOMATSU PC308USLC-3E0	KMTPC160A02030191
EXC-1930	2023	HYUNDAI R35Z	HHKHM04LE0001930
EXC-1485	2020	JOHN DEERE 135G HYDRAULIC	1FF135GXLKF501485
EXC-1490	2023	LINK BELT 75X3	LBX075Q6NNHEX1490
EXC-2184	2023	HYUNDAI R35Z-9A	HHKHM04VE0002184
EXC-1155	2018	LINKBELT 490X	LBX49007NHHEX1155
EXC-1102	2023	KOBELCO SK55SRX-7	PS05061102
EXC-0189	2024	HITACHI ZX50U-5N	HCMAED60P00300189
EXC-0317	2024	MIVA VA 20	VA20240317
EXC-1921	2021	LINK-BELT 145X4DZ	LBX145Q7NLHEX1921
EXC-0019	2025	HYUNDAI HX355ALCRD	DWGCECHZHR1010019

#### LOADERS

LDR002-7045	2006	John Deere 444J	DW444JZ607045
LDR003-1702	2006	John Deere 444J	DW444JZ611702
LDR004-7637	2006	John Deere 544J	DW544JZ607637
LDR005-7297	2006	John Deere 544J	DW544JZ607297
LDR007-0768	2006	Hyundai HL757-7	LD0110768
LDR008-7877	2007	John Deere 544J	DW544JZ607877
LDR010-0090	2008	Hyundai HL740-7A	LF0710090
LDR015-2020	2012	John Deere 544K	1DW544KZEBD642020
LDR016-1131	2011	John Deere 544K	1DW544KZTBD641131
LDR017-9761	2017	John Deere 544KII	1DW544KXEHF679761
LDR019-6145	2017	Case 621F Rubber Tired	NGF236145
LDR020-6291	2017	Case 521F Rubber Tired	6291
LDR023-1729	2021	John Deere 544P	1DW544PAPMLZ11729
LDR024-2012	2021	John Deere 544K-II	1DW544KZLHF682012
LDR025-0876	2022	HYUNDAI HL940	HHKHW400PK0000876



LDR026-0354	2018	HYUNDAI HL960	HHKHW600KI0000354
LDR027-0711	2020	HYUNDAI HL960	HHKHW600EL0000711
LDR029-0433	2022	HYUNDAI HL940A	HHKHWL40KL0000433
LDR030-0401	2023	JOHN DEERE 544-G TIER	1YN544GAHPLA00401
LDR031-0464	2023	JOHN DEERE 544-G TIER	1YN544GAEPPLA00464
LDR032-0242	2024	HYUNDAI HL975	HHKHW770KL0000242
LDR033-8917	2024	HITACHI ZW95-6C	W09P10355RBA08917
LDR034-6350	2023	CASE 321F	FNH321FHNPH06350

#### SWEEPERS

SWP002-6191	2006	Lay Mor 6HC	26191-002
SWP004-3160	2008	Lay Mor 8HC	33160
SWP005-2223	2008	Lay Mor 8HC	32223
SWP006-3525	2010	Lay Mor 8HC	33525
SWP009-7923	2012	Kubota MX5100	SN57923
SWP010-7285	2016	Lay Mor Sweepster SM300	SN37285
SWP-5739	2014	John Deere 5055E Broom Tractor	1LV5055ECEY245739
SWP-9619	2008	Rosco 4820 Broom	49619
SWP-7791	2015	Rosco Sweep Pro 4930	127791
SWP-6883	2019	Kubota MX5200HST Tractor	66883
SWP-4320	2013	Lay Mor SM300	34320
SWP-4276	2013	Lay Mor 8HC	34276
SWP-4344	2013	Lay Mor 8HC	34344
SWP-6595	2018	FRHT M2 W/ JOHNSTON ES351	1FVACXFC9KHKL6595
SWP-2776		Kubota L4760	42776
SWP-7719	2022	KUBOTA MX5400	17719
SWP-7326	2019	ROSCO RB50 BROOM	207326
SWP-2562	2024	ODRA MT4H ROAD SWEEPER/CHEVY 5500XD	JALEEW165R7302562
SWP-0817	2022	LAYMOR SM300	40817
SWP-1477	2021	ROSCO NV55	NV55-291477

#### ROLLERS

RL006-5607	2007	Ingersoll Rand SD450-TF	185607
RL007-1863	2007	Bomag BW-211-D3	9.01581E+11
RL008-1060	2008	Bomag BW-145-DH3	9.01581E+11
RL011-0962	2008	Caterpillar CB-434D	CNH00962
RL012-0469	2013	Caterpillar CB-534D	EAA00469
RL013-1074	2010	Caterpillar CB-434D	CNH01074
RL-0152	1999	Dynapac CS141	21720152
RL-9813	2014	Leeboy/Rosco 915	79813
RL-2235	1984	Hyster C340B Tandem	B146C-2235F
RL-0637	2012	Hamm HD140VO Asphalt Roller	H1840637
RL-1786	2014	Sakai SW850II Asphalt Roller	4SW56-501786
RL-0177	2014	Sakai SW850II Asphalt Roller	4SW56-50177C
RL-0254	2015	Hamm H7i	H2220254
RL-2749	2019	Hamm HD12VV	H2302749
RL-0798		HYUNDAI HR30T-R	3603110E120798

RL-1065	2012	HAMM HD 70	H1871065
RL-1486	2018	BOMAG BW211D-5 84" SMOOTH DRUM	101586081486
RL-0264		Sakai SW850ND	4SW56-50264
RL-1239		DEMO DYNAPAC CC1000	31239
RL-2122	2008	LEEBOY/TRUPAC 915	915-52122
RL-3405	2022	DYNAPAC CC950 DOUBLE DRUM	10000381CNA033405
RL-6894	2023	HAMM HD12VV ASPHALT ROLLER	WGH0H230EHAA06894
RL-6424	2023	DYNAPAC CC950 DOUBLE DRUM	10000381PPA036424
RL-7018	2023	DYNAPAC CA1400D	10000186EPA037018
RL-3880	2022	DYNAPAC CA3500D	33880
RL-1231	2024	BOMAG BW120AD-5	961880891231
RL-1050	2022	BOMAG BW206AD-5	101921811050
RL-0354	2019	HAMM HD120IVO	WGH0H243VHAA00354
RL-1101	2025	BOMAG BW28RH	961538501101

#### SKID STEERS

SKD006-1423	2011	Caterpillar 279C	MBT01423
SKD-1569	2017	Case SV185	NHM431569
SKD-4158	2016	Takeuchi TL8RW	200804158
SKD-4838	2019	Caterpillar 246D Skid Steer	BYF04838
SKD-4835	2019	Caterpillar246D	BYF04835
SKD-6558	2020	John Deere 333G	1T0333GKPLF386558
SKD-0261	2014	Cat 236D skid steer loader	CAT0236DHBGZ00261
SKD-1368	2013	Takeuchi TL 230	223101368
SKD-0246	2020	Takeuchi TL8R20-R	408000246
SKD-2600	2022	Takeuchi TL8R-2CH	408002600
SKD-7498	2021	John Deere 332G	1T00332GMLMF397498
SKD-2732	2022	Takeuchi TL8R-2	408002732
SKD-0483		Takeuchi TL8R2 Track Loader	408000483
SKD-4552	2022	MANITOU 1350RT TRACK LOADER	MAN1350TC0D304552
SKD-6239	2021	JOHN DEERE 325G RUBBER TRACK	1T0325GKKMJ406239
SKD-0862	2023	CAT 246D3	CAT0246DKT9Z00862
SKD-4046	2023	JOHN DEERE 325G	1T0325GKEPJ454046
SKD-5269	2023	Takeuchi TL8R-2	408005269
SKD-5975	2023	JOHN DEERE 325G	1T0325GKTPJ455975
SKD-4052	2021	JOHN DEERE 333G	1T0333GMLMF404052
SKD-1144		CAT 246D3	CAT0246DAT9Z01144

#### PAVING EQUIPMENT

PX008-0977	2014	Hamm HD120VO	H1840977
PX009-3043	2014	Roadtec Paver 190E	RP190E-X3043
PX010-0008		Blaw-Knox RW-100 Road Widener	0980-008
PX011-6389	2014	International Leeboy MAXIII	1HTWAAAN8DJ196389
PX012-1327	2017	Wirtgen W200i Milling Machine	14201327
PX014-0731	2004	Roadtec SB2500C Shuttle Buggy	731
PX015-0002	2019	Kenworth Tack Truck w/Etnyre Centennial Tank	2NKHMM7X9KM300002 / S7678
PX017-0738	2004	Roadtec SB2500C Shuttle Buggy	SB2500C-738
PX018-1133	2014	CAT Weiler E1250A Shuttle Buggy	1133
PX019-0008	2019	Kenworth Tack Truck w/Etnyre Centennial	2NKHMM7XXKM300008
PX020-1034	2015	Wirtgen W210i Milling Machine	15201034
PX021-0049	2017	Vogele 2003-3i	975.0049
PX022-0117	2018	VOGELE SUPER 1300-3i	14110117

PX023-0071	2017	VOGELE SUPER 2003-3i	9750071
PX024-1165	2016	Wirtgen W210i Milling Machine	15201165
PX025-0054	2017	VOGELE 2003-3I PAVER	975.0054
PX026-0067	2017	VOGELE 2003-3I PAVER	975.0067
PX027-0034	2020	Wirtgen W220Fi tracked cold planer	11220034
PX028-2963	2024	CAT PC306 24" HIGH FLOW COLD PLANER	0ERC02963
PX029-3237	2020	DYNAPAC MF2500CS	10002459LKG003237
PX030-1002		BOMAG BMF2500	1002
PX031-3045	2024	KENWORTH T380	2NK4HM7X5RM353045
PX032-0552	2025	VOGELE SUPER 1700-3i	WGV01982TJVA00552
ROAD GRADERS			
RG002-9379		Leeboy Grader 685B	49379
RG004-5433	2015	Case 865B	NFAF05433
RG005-0196	2019	SANY SMG200 14'	PY1220BH0196
RG006-0013	2019	SANY SMG200 12'	PY1220BJ0013
TRAILERS			
TRL005-9077	1994	Wabash Flatbed Trailer	1JJF45266RL249077
TRL006-0127	2006	Lark Storage Trailer	5RTBE12136D000127
TRL007-912T	2006	Lark Storage Trailer	5RTBE12136D99912T
TRL010-0216	2007	Witzco Challenger / RN35	1W8B21F3X7S000216
TRL012-5177	2009	VMA/Pace/Cargo	4FPUB14259G135177
TRL013-3646	2009	EASD Red Tilt Trailer ET20-14	4YZET202691013646
TRL016-9535	2012	Haulmark Utility	16HCB1013CG099535
TRL017-3710	2013	Big T Black / Trailer	16VNX1627D3C73710
TRL018-0753	2013	Freedom Trailer	5WKBE1620D1020753
TRL019-4412	2013	Bendron/Titan Cargo	5UZBE1225DD024412
TRL020-1900		Mobile 60x12Office Trailer	DBI01900
TRL022-0298	2013	Econoline Trailer	42ETPFG22D1000298
TRL024-0445	2015	Eager Beaver / Low Boy 50-60 Tn	112SD3532FL080445
TRL-8977	2015	FVCG/Cargo Trailer	5NHUNS629FU108977
TRL-0124	1997	Dorsey Dump Trailer (Aluminum)	1DTD18D24VS080124
TRL025-T201	2005	SSP - Dewatering Trailer	SST05025143EQT201
TRL026-9701	2003	ASPT Dewatering Trailer	NOVIN0200299701
TRL-2622	2017	Anvil Trailer AT7X12TA2 (7x12)	7FYBE122XHD002622
TRL029-9567	2011	Leeboy Trailer	1B9AA1112B1309567
TRL-3742	2017	COTC Trailer	4YMBU1019HG023742
TRL-0068	2018	Witzco Challenger Low Boy Trailer	1W8A11F32JS000068
TRL-1089	2019	Anvil Trailer AT7X12TA2 (7x12)	7FYBE1229KD011089
TRL-3279	2019	Covered TA Gold series white (7x12)	53FBE1224KF053279
TRL-3306	2019	Down to Earth DTE58G29 8' black	5MYUU0811KB063306
TRL-7524	2019	Anderson Trailer 6x14	4YNBN1428KC087524
TRL-3479	2019	Down to Earth DTE58G29 8' black	5MYUU0811XKB063479
TRL-9869	2020	Anderson Trailer	4YNBN1213LC089869
TRL-7123	1984	Etnyre LWR/ tr6	1E9T42206GE007123
TRL-0384	2006	DETA	1S9BU101665460384
TRL-6244	2021	PDQ UT6X12TA BLACK 12FT	1P91U1223MD796244
TRL-3451	2022	BIG TEX 16' BUMPER PULL	16V1U1925N3163451
TRL-2740	2022	BIG TEX 16' BUMPER PULL	16VIU2029N3172740
TRL-2272	2024	TRAILSTAR ALUMINUM DUMP	5MADS2431RC082272

TRL-1013	2023	CARRY ON TRAILER/UTILITY LANDSCAPE	4YMBU0816PG011013
TRL-0320	2024	WITZCO RG52 DETACHABLE GOOSENECK	1W8A11E31RS000320
TRL-5094	2024	SURE TRAC UTILITY TRAILER	5JW1U1217R1415094
TRL-6160	2025	MAC ALUMINUM DUMP	5MADS2437SC076160
TRL-4899	2023	NVAE 6X10	5JW1U1015P1404899
TRL-7249	2023	NVAE 7X18	5JW1U1821P2387249
TRL-0616	2025	BIG TEX UTILITY TRAILER	16V1U1722S3380616
TRL-0785	2025	CARRY-ON TRAILER	4YMBU0819SG010785
TRL-7976	2025	NVAE 7X16+4 TILT BED	5JW1U2029S1437976
<b>MISC. EQUIPMENT</b>			
MIC006-0623	2006	Gomaco GT3600 G21	902900623
MIC007-2899	2016	John Deere Mower Z540M-48A	1GXZ540MEGG012899
MIC008-1099	1989	Caterpillar R80 Rough Terrain Forklift	49A01099
MIC010-9145	2014	Terex-Finlay 684 Screener	TRX00684JDGE89145
MIC011-6670	2017	Buffalo Turbine EFI Cyclone KB5	S/N: 26670
MIC012-1530	2007	Genie Z80 Manlift	Z80071530
MIC013-0167	2014	Caterpillar Asphalt Compactor 44B	NSL00167
MIC015-0269	2002	Caterpillar RM-250C	CATRM250CAWG00269
MIC018	2014	GENIE GS1930 19' ELECTRIC	
MIC019-2762	2016	DOOSAN G30P-5 5500 LB PNEUMATIC TIRE	FGA0C-1790-02762
MIC020-0368	2016	Snorkel A46JRT boom lift 4X4	A46JRT-04-000368
MIC021-7939		TEREX FINLAY 120RS CRUSHER	TRX120RSC0MN37939
		All Pro Concrete Pulverizer Direct Connect	APCP-235
MIC022-0506	2022	TOYOTA 8FGU25 FORKLIFT	10506
MIC023-5389	2018	GENIE SX125XCV	SX125-389
MIC024-9916	2021	BELL B30E ARTICULATING DUMP	B93A631EA03009916





Company ID Number: 1454791

**THE E-VERIFY  
MEMORANDUM OF UNDERSTANDING  
FOR EMPLOYERS**

**ARTICLE I  
PURPOSE AND AUTHORITY**

The parties to this agreement are the Department of Homeland Security (DHS) and Masci General Contractor, Inc. (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

**ARTICLE II  
RESPONSIBILITIES**

**A. RESPONSIBILITIES OF THE EMPLOYER**

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
  - a. Notice of E-Verify Participation
  - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.

5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.

a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.

6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:

a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.

b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.

Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.

7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.

8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.

a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly



employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status



(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at [E-Verify@dhs.gov](mailto:E-Verify@dhs.gov). Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon



reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

## **B. RESPONSIBILITIES OF FEDERAL CONTRACTORS**

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.



b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.

c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.

e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:

- i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
- ii. The employee's work authorization has not expired, and
- iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).

f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:

- i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
- ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
- iii. The Form I-9 contains no SSN or is otherwise incomplete.

**Note:** If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with



Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

## **C. RESPONSIBILITIES OF SSA**

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

## **D. RESPONSIBILITIES OF DHS**

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and



- b. Photo verification checks (when available) on employees.
2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

## ARTICLE III

### REFERRAL OF INDIVIDUALS TO SSA AND DHS

#### A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify
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case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.

4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

## **B. REFERRAL TO DHS**

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.

4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

- a. Scanning and uploading the document, or
- b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

## ARTICLE IV SERVICE PROVISIONS

### A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

## ARTICLE V MODIFICATION AND TERMINATION

### A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.



## B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

## ARTICLE VI PARTIES

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,





Company ID Number: 1454791

Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

**To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.**



Company ID Number: 1454791

Approved by:

<b>Employer</b> Masci General Contractor, Inc.	
<b>Name (Please Type or Print)</b> Leticia M Ferreira	<b>Title</b>
<b>Signature</b> Electronically Signed	<b>Date</b> 09/30/2019
<b>Department of Homeland Security – Verification Division</b>	
<b>Name (Please Type or Print)</b> USCIS Verification Division	<b>Title</b>
<b>Signature</b> Electronically Signed	<b>Date</b> 09/30/2019



Company ID Number: 1454791

Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name	Masci General Contractor, Inc.
Company Facility Address	5752 South Ridgewood Ave Port Orange, FL 32127
Company Alternate Address	
County or Parish	VOLUSIA
Employer Identification Number	202045800
North American Industry Classification Systems Code	237
Parent Company	
Number of Employees	100 to 499
Number of Sites Verified for	1 site(s)





Company ID Number: 1454791

**Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:**

FL

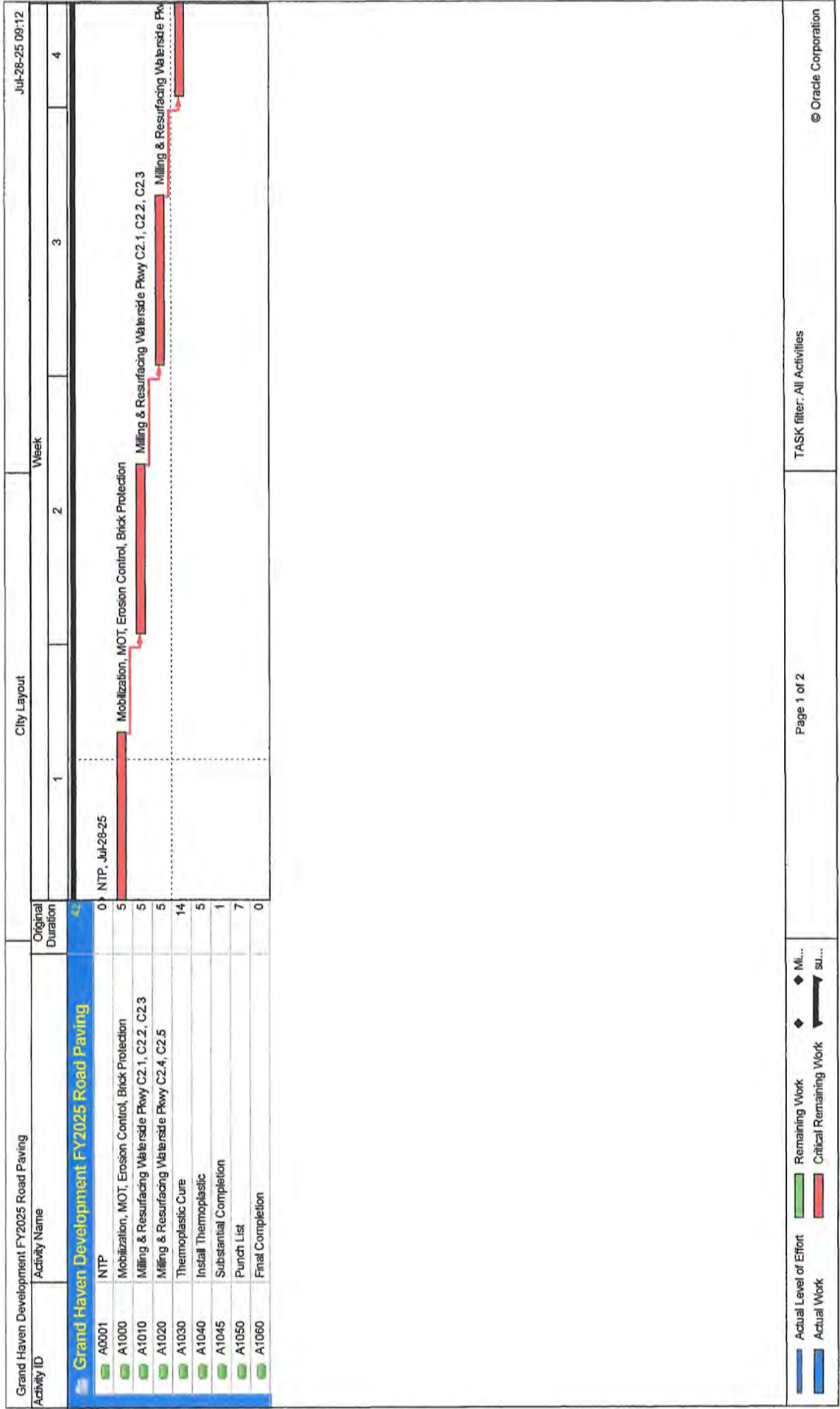
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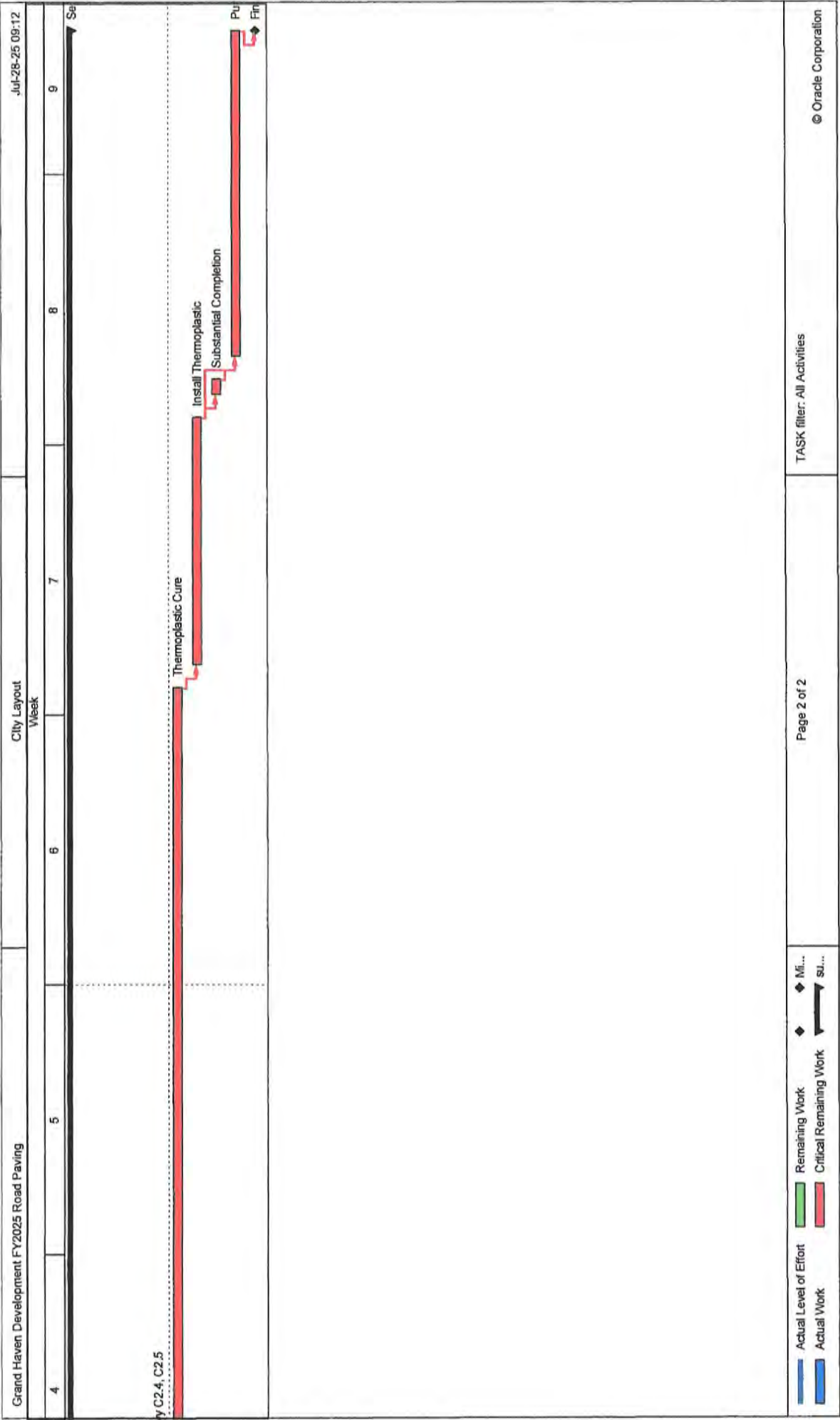
Company ID Number: 1454791

**Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:**

Name	Leticia M Ferreira
Phone Number	3863224500
Fax	3863224600
Email	leticiamasci@masciac.com







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TASK filter: All Activities

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## EXHIBIT 4



## Monthly Amenity Update

*Date of report* 8-12-2025

*Submitted by:* John Lucansky

### **Café:**

- Patronage has been very positive
- Residents are really enjoying the renovations and the new extended dining area
- Monthly specials are back
  - Pierogi and prime rib dinners are scheduled in August
- Bingo and Trivia were well attended in July, with Trivia having 155 residents participate. Both are monthly events
- Name that Tune night is scheduled for Tuesday the 12<sup>th</sup>
  - Event was well attended by 128 ppl
- Karaoke is scheduled for Saturday the 16<sup>th</sup>

### **Amenities:**

- Pool volleyball is held on the first and third Monday of each month.
  - Times slots will be divided by levels of play
    - Ex: 5-6pm family play, 6-7pm couples play, and 7-8pm advanced play
  - All residents are welcome to attend



### **Events:**

- Ballroom dancing was a great success
  - Held in the Grand Haven room on July 23<sup>rd</sup> 5-6pm
  - October 8<sup>th</sup> will have another night of dancing
- Self-defense classes were conducted in the Grand Haven room July 17<sup>th</sup>, 24<sup>th</sup>, and 31<sup>st</sup> Sheriff Mike Lutz taught the classes. 20-25 residents participated each night
- Line dancing had a great turnout with 50 people showing up
  - TBD dates are being researched to have it twice a month

### **Tiki Hut**

- Tiki hut will remain open on Sundays, 11am-7pm
  - Patronage is well received when weather is good

### **Tennis Courts:**

- Courts need clay resulting from all the rain we received
  - Courts will be prioritized by clay need
- New nets needed on courts 5 & 6
- Some windscreens are showing tearing and dry rot and will need replaced soon

## **Bocce:**

- Bocce-Fall league starts September 3<sup>rd</sup>
  - Over 170 signed up as of now, 14 teams
  - Play is held on Wednesdays and Thursdays 3-8pm
- Bocce court maintenance is scheduled for August 20th
  - The old top layer of clay will be removed and replaced with new clay. Courts will then be leveled accordingly and ready for the Fall league to begin

## **Amenities quality checks and reporting:**

- We continue to monitor and check all amenities.
- We use QR codes so the facilitators must physically go to the amenities (restrooms, tennis courts, etc...) scan the code and enter all required information. Below are some examples of the reports.
- The facilitators also have a QR code for any issues/repairs that need to be reported to the CDD office-I checked these daily and forward them to CDD office staff. ***This ensures no delays in reporting and repairs.***

## EXHIBIT 5



Supervisors,

Tennis and pickleball report:

We've started counting how many tennis and pickleball are not being used. We will do another count in the Fall and Winter months. Please see handout for usage up to present date. "O" courts are open, "X" courts are being used, "R" courts closed because of rain. More results to follow.

One factor that we don't know about is what the court will look like after a couple hours of pickleball play. I've only seen the courts after an hour's usage-more information needs to be gathered. Nor do we know if there will be additional maintenance because of the traffic by the "kitchen area".

We haven't seen much play on the tennis courts by pickleball players. Attached are all the emails and comments I've received from Tennis and Pickleball Communities and residents

Another email is provided by Brian Bullock that was requested by Dr. Merrill (just to clarify some points he spoke about at the last CDD meeting).

Hi John,

Question 1. The pros of installing pickleball lines on a tennis court is that the court becomes multi-use. Cons are that both courts become very busy and, in my experience, this is not the best course of action.

Question 2. The maintenance and resurfacing timeframes would be identical as long as you would use temporary nets so that the grooming time would not increase.

Question 3. No, people that combined both pickleball and tennis together were more unhappy than dedicating the court to one or the other. Pickleball courts near tennis courts can provide noise issues but you already have that issue right now so it seems your players are used to it.

Question 4. Pickleball does not require extra grooming any more than the way you currently groom your tennis courts. If you were to let too much loose material on the court, it could provide dead or bad bounces for pickleball and tennis.

Question 5. I believe there are fewer injuries just based on the ability of the hartru courts being softer and easier on your joints, hence the reason you have hartru tennis courts at almost every country club instead of asphalt.

Question 6. There are more new construction pickleball courts being built currently because of the newness of the sport and the popularity. However, we are still constantly resurfacing hartru tennis courts and that does not seem to be slowing down.

Hopefully this helps!

With my best,

Brian Bullock  
BAB Tennis Courts

## **Responses from Pickleball Committee**

Perhaps I misunderstood. Are we referring to the committee members and their take on Soft Pickleball? Jenny, Mitch, Allan and I all agree on the importance of providing a more forgiving surface, and like the slower, softer play on HARTRU.

Ken and Bob are conflicted because they fear the district will never agree to expand our Pickleball if we play on court 2. Also, Bob has a tennis group that likes to spread out across 1,2and 6. Still, they both support the pilot.

For the record, one of the aspects I was interested in was whether the ball would collect clay. It didn't. And, my paddle didn't either. Yes, my shoes needed to be cleaned. But, back in the day, we insisted that Barry put a foot wash near Pickleball for that reason.

A trustworthy head count would seem to be paramount here. (But we've been counting for three years....four time, I believe).

Linda

Dear John;

Over the last five weeks, the Pickleball Committee attempted a pilot project to introduce pickleball on HarTru at Grand Haven. Our intention was simple: To assess whether a concept that has been rapidly gaining traction elsewhere could enhance the recreational offerings here.

The motivation behind this initiative was rooted in a desire to extend opportunities to our aging and injured athletes. Players who have tried soft pickleball here have embraced the surface with enthusiasm. And even some tennis players have begun to understand the potential benefits of the pilot.

As a tennis player, I have carefully observed the wear on har-tru post-tennis and pickleball. Tennis leaves deeper, longer, more widespread marks. Pickleball leaves shallow footprints concentrated around the kitchen. Pickleball players are happy to sweep. And, if the pickleball lines were applied next to those for tennis (a transition I favor), the pickleball players would play the inside lines, tennis doubles would use the outside lines. Many players adjust to this arrangement. Most importantly, it allows us to share.



The culture of pickleball is one of camaraderie and collaboration.

While some of us play with intensity, the spirit of the game is always friendly, respectful, and inclusive. Our intention was not to spark controversy, but to run a simple, unobtrusive trial to gather data. But the backlash has caused Pickleball players to run from the negativity, choosing to remain quiet.

Grand Haven facilities are shared spaces, meant for the enjoyment of every resident. No group has ownership over any amenity, and it is disheartening that our proposal has been met with such a lack of interest in the facts, evidence, or the potential for something positive and new. While we still hope to work cooperatively with the tennis committee, the response so far has been disappointing, as many are resisting the opportunity for thoughtful exploration.

We believe the soft pickleball concept could enrich the active amenity experience for all, and that thoughtful, inclusive dialogue is the key to finding the best path forward.

We hope that together, we can find a way to embrace new opportunities that benefit our entire community.

Thank you for your continued support of our amazing amenities.

Linda

**From:** Philip Wetter <philwetter@icloud.com>

**Date:** August 8, 2025 at 2:42:09 PM EDT

Hello. I am a snowbird resident from October through May. I am a regular on the pickleball courts. I am 76 and although I have never played on clay courts I have friends who have and agree it seems to soften the stress on our aging skeletons.

## **Responses from Tennis Committee**

Hi John,

Since returning from my vacation I have heard multiple opinions on the use of pickleball being played on court 2 and have not heard one positive feedback. I think the whole idea is dividing the community and it is something I saw happening from the beginning. As a pickleball & tennis player I firmly believe we should shelve the idea and only hope the board can come up with a better solution.

Patsy

Hi John,

I sent a request to 40 tennis gals this morning and was immediately bombarded with responses. I've heard from 17 of those gals already, all no so far, and this is a sampling of their comments.

worth the read.

Suzanne Day

I play tennis and Pickleball & enjoy both sports. However, having played Pickleball on various courts and tennis on various courts, I am strongly against pickle ball being played on Grand Havens tennis courts

Suzanne, as a tennis player, who has caught their toe at the tee on the tape on our court 4!!! And broke both bones in my ankle I'm against it. Try as hard as they would the transition would be too hard to up keep. When there is an accident, your only suing your self after all is said and done.

This was tried at my last neighborhood and caused nothing but problems. The pickle ball players were unhappy as were the tennis players. I believe the tennis courts should only be used for tennis.

While both tennis and pickleball are valuable recreational activities, a **clay court is simply not an appropriate or sustainable environment for pickleball.** The differences in surface

requirements, maintenance burden, and sport logistics make shared use a short-term compromise that leads to long-term consequences

Finally, the professional expert who develops shared courts spoke at the last CDD meeting and strongly discouraged the use of shared courts noting that the end result was unsatisfactory to BOTH tennis and pickleball players.

I hope the pickleball players will do as the tennis players had to do and manage the scheduling better to maximize use of the available courts.

Hi Suzanne, thank you for looking for our input on the pickleball/tennis issue. Like the majority of tennis players, I'm against the tennis courts being used for pickleball.

Currently, the staff (who are great IMO) seem to have difficulty maintaining the courts for regular tennis play. We tend to find the courts poorly groomed for 8am play. I would think the staff would find more frequent grooming even more challenging. That could lead to needing to adjust times of play in between tennis and pickleball set up and play. Just a thought...

The major issue that I think the Pickleball players (and the Board) might need to really think about is will the pickleball courts now be open to "multiuse" play by other sports or activities? In other words, can I use the pickleball courts for my desired activity because I like its surface? How about Croquet and Bocce courts? Are we all willing to open up each surface to other residents and their chosen activity? How about tennis on the Croquet courts. Grand Haven Wimbledon anyone....Maybe that's why the prior handbooks stated "tennis courts are for tennis play"?

As you know I used to play tennis and now I play pickleball. This is a bad idea for so many reasons. The surfaces are totally different. The size of the court is totally different. I agree. It's like walking into somebody else's house and saying I like your house. I think I'm going to stay here.

Bad idea!

Thanks for sending this Suzanne. As a tennis player and someone who enjoys pickleball on occasion, I am against trying to overlap courts. In my own experience I have seen this fail miserably even on a hard court surface. there are many problems with this approach to



accommodating tennis and pickleball players. The solution is separate courts designed specifically for each sport. I suppose giving up two tennis courts to build more pickleball courts is a compromise? Four pickleball courts can be built on one tennis court. But let's not ignore the cultural divide between Tennis players and Pickleball players. Tennis players feel squeezed out when their courts are converted or shared. The argument that Tennis is a dwindling sport is not supported by recent statistics. Tennis is seeing a revival. USTA is expecting 24.5 million players in 2025. Pickleball is growing with 10 million players this year.

I personally would like to see a Grand Haven Tennis Club established.

I whole heartedly agree with all opinions so far. I wonder if this is a desire of a few pickleball players? Maybe see how many pickleball players actually want to play on the tennis courts 😞

Do they need more pickleball courts or are they only interested in playing pickleball on a softer surface? There is room for pickleball to expand near the playground. They can build an alternate surface court (clay) and have their own space expanded. The pros and cons of maintaining another surface and the related costs can be separately determined if expansion is warranted in the future.

Taking away any existing tennis courts or lining them to accommodate pickleball is rife with potential injuries for players and increased maintenance and damage as previously discussed by my fellow players.

As someone who plays both, you would need to make courts one and two hard courts. These are adjacent to the pickleball courts already there.

Hello John – I spoke and emailed with Tom Byrne about the request to convert a tennis court for pickleball use. This issue came up over a week ago and I emailed my 4 groups to get their thoughts. I can tell you that NO tennis players think this is a good idea and this includes players that play both tennis and pickleball. I feel the lack of morning pickleball courts is seasonal (Winter only) and in the Winter the temperatures allow everyone to play all day. This is NOT an afternoon issue; only morning and only in the Winter. I always play in

the morning, and I frequently see empty pickleball courts. The pickleball people should be reserving a court like tennis does. I just went into Signup Genius and there are 3 courts available today for 8:00 and 2 Courts for 9:30. There are also several Community Pickleball courts with an unknown participant list. Wednesday is very similar. This does NOT support the idea that more pickleball courts are needed. I went through all 4 of my rosters and I have a total of 33 players (some play multiple days). Based on the responses I received, there are 33 tennis players that DO NOT support pickleball on tennis courts and ZERO players that support this idea.

Finally, if you convert a tennis court to pickleball with extra lines I can guarantee you no tennis people will play on that court. The net effect will be you have taken a tennis court away from the tennis community and I think most pickleball people would NOT use the court. **This is a loose – loose scenario.**

Ed O'Brain

Hi John,

In regard to the Wednesday 9:30 tennis players opinions pertaining to the use of a tennis court for pickleball, every response that I received was, for a variety of reasons, strongly opposed to doing so.

Regards,

Dr. C;

Dr. Robert J. Carlton

Robert Mehl<rtmehl@aol.com>

John Lucansky

Ed <edreazor@comcast.net>; Juan Scornik <jscornik@gmail.com>; +21 others

John

I sent your email to my Tuesday Tennis group (22 contacts) on 7/21. I got eight responses. Four opposed pickleball on our clay tennis courts. Most of the negative input was around multiple lines on the courts for pickleball and tennis which can cause confusion. Four

responses supported a trial assuming that the tennis courts are not being fully utilized. I am not going to chase the other 14 who didn't respond

Hi All,

I totally agree with Ed's summation. Using the Tennis courts for Pickleball will ultimately create conflict and additional problems regarding court maintenance. The CDD has made the decision that at this time, additional Pickleball courts are unwarranted since there is sufficient time that they remain unused.

There is simply no justification for the use of the tennis courts for pickleball. Additional lines would be required, changing and re-changing the net height would be necessary, and additional cost for court maintenance would occur. Pickleball courts have always been built on a concrete slab. The equipment is designed for playing on concrete, which produces a faster game with a significant difference in speed and bounce than on Har Tru.

Pick the game that you desire, play it and enjoy the experience. Combining them is not in the best interests of either sport.

Regards,

Rob

For your consideration — my feedback and comments regarding the proposal to use a Tennis Court for Pickleball:

1. The lines on tennis courts are hard plastic tape nailed into the court.
2. Everyone who plays tennis knows that these tape lines cause the tennis ball to bounce erratically when it touches the lines, and it's easy to stumble or trip if you catch the edge of your shoe on the line, especially moving sideways or backwards. If we add even more lines for pickleball, which will be in the primary playing area for tennis, it will make the court terrible for playing tennis.
3. Adding these additional lines when it's a known potential hazard for tripping and falling is irresponsible and will also create another liability for the CDD and our community. It's a liability lawsuit waiting to happen.

4. I know of at least 4 people who have fallen over the past couple of months because of catching the edge of their shoe on the tape lines. My wife, Diane fell ~8 weeks ago and cracked 2 ribs.
5. The unauthorized test done by a few pickleball players ~3 weeks ago on court #1 chewed up the surface and caused damage that had to be repaired. The excuse was that 'someone had the wrong shoes' but the real problem is the way pickleball is played in a much smaller area with lots of quick stop/start movements that will cause the tennis court clay surface to get chewed up and damaged, regardless of footwear.
6. This consistent damage to the court will require significant additional maintenance and repair time and costs. The court would be unplayable for tennis after being used for pickleball and will need a maintenance and grooming service after every use for pickleball. This will eliminate another time slot for tennis. It will add maintenance overhead for the Amenity staff and additional costs for the CDD.
7. The claim that 'at least one tennis court was available 94% of the time' is inaccurate — court 2 is reserved for community tennis several days a week at 08:00am but is not used for community tennis that often. This court would be used if it were available for reservations. Some of the 08:00am women's groups have used court #1 with permission from the amenity office, but this is not recorded as usage in Signup Genius.
8. Regarding some pickleball players wanting a "softer surface" — all they need is to get are shoes with EVA (ethylene-vinyl acetate) soles which will provide more cushioning and shock absorption for their feet, legs and joints on the pickleball surface. EVA is lightweight, flexible material used in shoe soles for its excellent cushioning, shock absorption, and durability that provides comfort and support, especially on hard surfaces.
9. An even softer surface is to mark out a pickleball court on the Croquet court. If you think that's a ridiculous idea, it's no more ridiculous than what is being proposed.
10. Regarding the claim that because there's an increase in pickleball players during winter months and the wait to get on a court is long, the same issue applies to tennis as well. When the snowbirds get back in Sep/Oct we have many more players for tennis. For example, my 09:30am group on Thursdays mostly uses 2 courts in summer, but we need 3 or 4 courts in winter — the same applies to most other men's and women's groups who play at 08:00, 09:30 or 11:00. If tennis players are willing to play at 11:00am or later due to additional demand for courts, pickleball players can do the same. Pickleball players can also play all day long in the cooler winter weather.



11. I play tennis 3x a week 09:30-11:00am — there are currently at least 2 or 3 pickleball courts unused at 10:00am and usually no one playing at 11:00am almost every day. In winter months, the pickleball courts are usually empty after 11:00am even though the weather is nice for playing. Also, an observation by the 08:00am tennis groups is that pickleball players typically only arrive around 08:45-09:00am, not 08:00am like the tennis players.
12. The tennis courts are usually fully booked for 08:00-09:30am all year round plus 09:30-11:00 in winter — the same times the pickleball players want to use a court.
13. We have 2 tennis coaches that use the courts most days. Brian is usually there for 3 hours or longer.
14. Since pickleball games are only 15-20 minutes on average, they can play at least 45 games on the 4 courts between 08:00 to 11:00am — that means if 45 players show up (rarely, if ever) each player can play at least 4 games. The real problem is most pickleball players arrive at 08:45-09:00am and want to play multiple games before 10:00am — that's a scheduling and utilization issue, not a capacity constraint.
15. However, tennis games last 90 minutes, and there are only 11 or 12 time slots / courts available 08:00 to 11:00am — allowing for coaches using 2 courts. The tennis players optimize the available courts to make the most use of the courts starting promptly at 08:00am. The pickleball players need to do the same, instead of trying to steal a court from the tennis players.
16. Rain is another factor — multiple tennis courts can be closed after rain resulting in scheduled groups r to find other courts and times.
17. I have talked with several pickleball players who said they will not play on the tennis court regardless of what is done.
18. The CDD has spent a lot of our assessment money catering to pickleball players over the past several years — 2 new courts, lights, canopies, benches, tables, sunshade, etc. It's enough already -- the pickleball players need to use what they have, use the available times starting at 08:00am, and do better scheduling to optimize the excellent resources they already have.
19. There is no need for a pilot program — the pickleball players need to first do a better job of planning, scheduling and optimizing the use of the capacity and resources they already have.

In my opinion, this is a selfish, inconsiderate and unreasonable request by a few pickleball players who have no respect or regard for their fellow GH residents who play tennis.

The CDD board needs to promptly dismiss this unnecessary, unreasonable and unjustified proposal.

Mike Frichol

To one and all,

I'd like to add my voice in support of both Rob and Ed's positions. The most amazing thing I've come to appreciate in the 4 years we've lived in Grand Haven is the quality of our amenities. The idea of degrading one of these amenities to satisfy the dubious needs of a faction of activist pickleballers is truly idiotic. When I say "faction", I want emphasize that not all in the pickleball community support this idea.....quite a number of my friends who play both sports on a daily basis have expressed their lack of support for this initiative. The most compelling factors to me, however, are the animosity and division that this is creating within our community. This has to be expressed and I encourage all who can to attend next Thursday's CDD meeting.....the tennis community must be loud and clear in their opposition.

Best,

Peter Gordon

**From:** edreasor <edreasor@comcast.net>

**Sent:** Friday, July 25, 2025 2:29 PM

**To:** Ed O'Brien <ed.obrien43@cfl.rr.com>

**Subject:** RE: 7/17 CDD Meeting - Pickleball on Tennis Courts

I have been playing Pickleball for over six years. This was before the courts were being built for outdoor use in Atlanta. We played indoors on basketball courts converted to pickleball courts with a ball designed for indoor use. The games were much faster and players were required to wear goggles for eye protection.

1. Playing on a clay/Hartu court requires a ball that has holes. From a safety standpoint goggles would most certainly be required because of loose cinder/clay could fly out of the ball into the eyes.

2. The Surface of tennis courts is very uneven, caused by sliding into shots thus creating ruts or tracks from tennis shoes. So pickleball shots could or would take an unusual bounce when in play.

I personally would not want to play PB on a clay Tennis court due to the reasons stated above. More efforts need to be concentrated on building 1 or 2 new courts the same as what we already have and pinpoint the location near the existing 4 courts. One suggestion would be relocate bocce ball and build new courts there and the adjacent unused croquet site.

Regards,

Ed Reasor

John,

I sent 29 emails out on this issue. I have received ten replies. Nine are opposed to the use of tennis courts as pickleball courts and one was in favor.

Jim Manfre

James L. Manfre

28 Lakeside Drive

Palm Coast, FL 32137

386/793-0216

As requested by John, I sent 40 emails asking opinions on sharing courts with pickleball. Here are the numbers:

33 "NO", 2 undecided and 5 no reply.

Suzanne

Hi Bob et al,

My sincere apologies for the delayed response regarding this issue of Pickleball attempting to usurp tennis court space. My time has not previously permitted.....

Some of the valid points AGAINST this ***attempted diminishment*** of our Grand Haven tennis courts (which were all established when we all purchased here) are:

~ Superimposed non-standard lines, *during the action of normal tennis play*, truly are quite confusing,

as well as visually challenging. Others have made this point, and my experience concurs with theirs.

~ 2 sets of lines on clay court using tapes, ***especially pickleball lines in the middle of tennis areas***, will surely increase

chances for all players to trip on the tape edges & fall, which should be considered as an unacceptable safety concern.

~ Additional labor would be constantly needed for net adjustment, greater maintenance needed for

tape anchoring with safety consideration, as well as the burden of extra clay grooming requirements.

If current manpower was unable to meet these newly created needs, the tennis courts & players would suffer.

~ An additional set of pickleball lines where they *do not belong* for the sport of tennis

would cause frequent skewing of tennis shots hitting non-standard tapes and nail heads,

and thus would effectively cause diminishment of our current tennis court facilities.

~ It has been noted that most of the time, pickleball play is accompanied by loud, excited cheering & social interaction during play (*which really is great*), but it also has been my observation that most of our tennis players expect reasonable quiet and respect during play and especially during service. Hence, an attempt to superimpose or combine

pickleball play onto the established tennis court would result in tennis diminishment.



~ It is folly to propose that "pickleball would only be played on a tennis court when not in use by tennis players". Pickleball players would also want and expect (*reasonably so*) to

be able to reserve a court a day in advance for group planning. This would obviously put their use in direct competition with tennis players also trying to reserve court time.

This is clearly NOT in keeping with the fair use of our established tennis facility.

~ With respect to basing current usage of either type of court, it has been my observation that

during autumn through spring, **both** the tennis & pickleball courts are usually full to capacity

at Peak Times. Therefore, if 1 of our 7 tennis courts became usurped by pickleball, this would

result in many times that *Grand Haven tennis players* would be denied use of our facility....

~ The tennis court amenities, just as the bocce, croquet, pickleball, pools, exercise rooms etc.,

should have the right to remain unsullied, undisturbed and unspoiled from their original purpose.

New amenities can be a great thing, but not at the expense of another well-used established one!

Suggestions to HELP the pickleball players that wish to have more pickleball court availability:

~ Again, while court usage shows that all courts are frequently to capacity during Peak Times, it

is also true that the 4 pickleball courts are frequently empty or nearly so during much of the

Non-peak times. This is where the additional pickleball court time *is available* - all of the OPEN

time slots which are ***not being used currently***.

~ It seems that Pickleball tournaments are enjoyed with lots of eager participation. A fund-raising

tournament would be a good start for the pickleball groups to demonstrate their willingness to

provide some needed capital for proposed new courts. I believe the present 4 relatively new pickleball

courts were added utilizing our common amenities /CDD funds.

~ With respect to potential locations for ADDITIONAL new pickleball courts, logic dictates that a hard,

paved surface would be the appropriate *foundation*. (NOT clay! ) That said, usage of the basketball

areas at both Village Center & Wild Oaks (and is there still also basketball at Creekside?! ) is truly minimal.

This might make at least one an ideal place or places to add pickleball courts, as funding permits.

~ If it is true that the large parking lot west of the golf clubhouse is owned/ under CDD control, then this

could also be a fine place for more pickleball courts, with a paved foundation & ready additional parking.

I truly and strongly believe that it would be unfair and a serious disservice to all the Grand Haven residents

who purchased homes here and have reasonable and valid expectation to continue to have undisturbed,

non-diminished use of our well-used 7 tennis courts.

Respectfully submitted,

Christy Albin

Hi John,

I have 17 players in my Thursday 09:30 Mens Tennis group. I forwarded your email for their comments and spoke with many of them over the past couple of weeks.

Of the 17, 3 did not reply — 2 are snowbirds "up north" who are probably blissfully unaware of this issue. One is a CDD board supervisor who did not reply to avoid any conflict of interest concerns.

1 person said they would not respond because they don't want to get involved in this issue because of all the trouble and friction it has already caused between tennis and pickleball players.

Of the remaining 13 — all except 1 are opposed to this proposal, several are vehemently opposed.

1 person who also plays pickleball said *"I don't care, personally I won't play on the clay courts it changes the game."*

There are 5 tennis players who also play pickleball — 1 is a snowbird who didn't respond and 1 made the above comment. The other 3 pickleball players are opposed to the proposal and stated they have no interest in playing pickleball on a tennis court.

Here are comments from others in this group:

*"I play with 5-6 Groups. My thoughts are that using the tennis courts for pickleball has too much downside. The risk points include more wear and maintenance to the courts due to using shoes not designed for clay courts. The play methods for pickleball are more stop/start putting more stress on areas used. Clay courts were not designed for pickleball and may be more likely to result in player injury. Additional lines on the courts for two sports make them harder to differentiate for either sport play. The schedule for court time is different for each sport online schedules would need to be programmed to box pickleball outside peak seasonal tennis time."*

*The net heights are different requiring facilitator adjustments. Tennis courts like pickleball court are mostly 2 court sets, except court 7. Will pickleball be only on court 7?*

*Finally, we have a basketball court by the courts. Its usage is moderate. Why not just layout a pickleball court there and set times.*

*A final note, the Board had authorized a temporary p'ball court at Creekside which got very limited use. Let's be sure this next try at a temporary court will get use and not impact other Amenity users."*

*"It's pretty clear that pickleball will impact the tennis court in a way that makes the court unplayable for tennis until Brian can resurface the court. That means that there may be a significant delay between pickleball use and tennis use. Pickleball will players get the court for a period of time, 1 hr/2 hr, whatever and then a delay until the court is available for tennis. So, using a court for pickleball impacts tennis even more.*

*Right now, there are some issues when a tennis ball hits a line on the court and skids or slides which makes the return much more difficult. As I remember they said there would be about an additional 300 feet of lines on each side for the court for pickleball lining. As far as I can tell most of that would be inside the service box or near the service line. This would make returning serves and playing net or short game much more difficult. I also think that the way pickleball is played with short, choppy steps the lines will be pulled up making the ball bounce, tennis or pickleball, much more difficult and maybe even unplayable. And when the lines start coming up, they become a significant tripping hazard for both sports.*

*The net is another issue. Do they plan on using the tennis net but somehow lowering it for pickleball? Or are they going to lower the tennis net altogether and use a separate pickleball net? Nets are the single most expensive piece of equipment on our tennis courts. Raising and lowering them will cause maintenance issues. Not mention net height standardization."*

*"I am strongly opposed to pickleball being played on one of the tennis courts.*

*"I am very much against a shared usage of a court."*

*"This is a stupid proposal being driven by one person and a couple of other pickleball players — this proposal does not represent the majority of pickleball players."*



*"I have been playing Pickleball for over six years. This was before the courts were being built for outdoor use in Atlanta. We played indoors on basketball courts converted to pickleball courts with a ball designed for indoor use. The games were much faster and players were required to wear goggles for eye protection.*

*1. Playing on a clay/Hartru court requires a ball that has holes. From a safety standpoint goggles would most certainly be required because of loose cinder/clay could fly out of the ball into the eyes.*

*2. The Surface of tennis courts is very uneven, caused by sliding into shots thus creating ruts or tracks from tennis shoes. So pickleball shots could or would take an unusual bounce when in play.*

*I personally would not want to play PB on a clay Tennis court due to the reasons stated above. More efforts need to be concentrated on building 1 or 2 new courts the same as what we already have and pinpoint the location near the existing 4 courts. One suggestion would be relocate bocce ball and build new courts there and the adjacent unused croquet site."*

Also, attached is a PDF with comments from another player in my group.

Overall, a large majority are opposed to the proposal and many expressed dismay over the friction and divisiveness caused by this proposal between tennis and pickleball players.

Let me know if you need anything else.

Mike Frichol

[illegible]



Court Counts for August 2025	8:00 - 9:30	9:30 - 11:00	11:00 - 12:30	12:30 - 2:00	2:00 - 3:30	3:30 - 5:00	5:00 - 6:30	6:30 - 8:00	8:00 - 9:30	9:30 - 11:00	11:00 - 12:30	12:30 - 2:00	2:00 - 3:30	3:30 - 5:00	5:00 - 6:30	6:30 - 8:00	8:00 - 9:30	9:30 - 11:00	11:00 - 12:30	12:30 - 2:00	2:00 - 3:30	3:30 - 5:00	5:00 - 6:30	6:30 - 8:00
	Date: 07-31-2025								Date: 08-01-2025								Date: 08-02-2025							
Tennis																								
Court 1	0	0	0	0	0	0	0	X	0	X	0	0	0	0	R	R	0	X	0	0	0	0	0	0
Court 2	0	0	0	X	0	0	0	X	0	X	0	0	0	0	0	R	X	X	0	0	0	0	0	0
Court 3	x	0	0	0	0	0	0	0	X	0	0	0	0	0	R	R	X	0	0	0	0	0	0	0
Court 4	x	0	x	0	0	0	0	0	0	0	0	0	X	0	R	R	X	X	0	0	0	0	0	0
Court 5	x	0	0	0	0	0	0	X	0	0	X	X	0	0	R	R	X	X	0	0	0	0	0	0
Court 6	x	x	0	0	0	0	0	0	X	X	X	0	0	0	R	R	X	0	0	0	0	0	0	0
Court 7	x	x	0	0	0	0	0	0	X	X	0	X	0	0	R	R	X	X	X	0	0	0	0	0
Pickleball																								
Court 1	x	x	0	0	0	0	0	X	0	X	0	0	0	0	0	0	0	X	0	0	0	0	0	0
Court 2	0	x	0	0	0	0	X	X	0	0	0	0	0	0	0	0	0	X	0	0	0	0	0	0
Court 3	x	x	x	0	0	X	0	0	X	0	0	0	0	0	0	0	X	X	0	0	0	0	0	0
Court 4	x	x	0	0	0	X	X	0	0	0	0	0	0	0	0	0	X	X	0	0	0	0	0	0
Bocce																								
Court 1	x	0	0	0	0	0	X	0	0	X	0	0	0	0	0	X	0	0	0	0	0	0	0	0
Court 2	0	0	0	0	0	0	X	0	0	0	0	0	X	0	0	X	0	0	X	0	0	0	0	0





Court Counts for August 2025	8:00 - 9:30	9:30 - 11:00	11:00 - 12:30	12:30 - 2:00	2:00 - 3:30	3:30 - 5:00	5:00 - 6:30	6:30 - 8:00	8:00 - 9:30	9:30 - 11:00	11:00 - 12:30	12:30 - 2:00	2:00 - 3:30	3:30 - 5:00	5:00 - 6:30	6:30 - 8:00	8:00 - 9:30	9:30 - 11:00	11:00 - 12:30	12:30 - 2:00	2:00 - 3:30	3:30 - 5:00	5:00 - 6:30	6:30 - 8:00
	Date: 08-03-2025								Date: 08-04-2025								Date: 08-05-2025							
Tennis																								
Court 1	x	o	o	o	o	R	R	R	o	X	o	o	o	o	o	o	X	X	o	o	o	o	o	R
Court 2	o	o	o	o	o	R	R	R	o	X	o	o	o	o	o	o	X	X	o	o	o	o	o	R
Court 3	x	o	o	o	o	R	R	R	o	X	o	o	o	o	o	o	X	o	o	o	o	o	o	R
Court 4	x	x	o	o	o	R	R	R	X	o	o	o	o	o	X	o	X	X	o	o	o	o	o	R
Court 5	o	o	o	o	o	R	R	R	o	o	o	o	o	o	o	o	X	X	X	o	o	o	o	R
Court 6	o	o	o	o	o	R	R	R	X	X	o	o	o	o	o	o	X	X	X	o	o	o	o	R
Court 7	o	x	o	o	o	R	R	R	X	o	o	o	o	o	o	X	X	X	o	o	o	X	o	R
Pickleball																								
Court 1	x	o	o	o	o	o	o	X	o	X	X	o	o	o	o	X	o	o	o	o	o	o	X	o
Court 2	o	x	o	o	o	o	o	X	o	o	o	o	o	X	X	o	o	o	o	o	o	o	X	o
Court 3	x	x	x	o	o	o	o	o	o	o	o	o	o	o	X	o	X	o	o	o	o	o	X	o
Court 4	o	x	x	o	o	o	o	o	o	o	o	o	o	X	o	o	o	o	o	o	o	o	o	o
Bocce																								
Court 1	o	o	o	o	o	R	R	R	o	o	o	o	o	o	o	o	o	X	o	o	o	X	o	R
Court 2	o	o	o	o	o	R	R	R	o	o	o	o	X	o	o	X	o	o	o	o	X	o	o	R

Court Counts	8:00	9:30	11:00	12:3	2:00	3:30	5:00	6:30	8:00	9:30	11:00	12:3	2:00	3:30	5:00	6:30	8:00	9:30	11:00	12:3	2:00	3:30	5:00	6:30

for August 2025	- 9:30	- 11:00	- 12:30	0 - 2:00	- 3:30	- 5:00	- 6:30	- 8:00	- 9:30	- 11:00	- 12:30	0 - 2:00	- 3:30	- 5:00	- 6:30	- 8:00	- 9:30	- 11:00	- 12:30	0 - 2:00	- 3:30	- 5:00	- 6:30	- 8:00
	Date: 8-6-2025								Date: 8-7-2025								Date: 8-8-2025							
Tennis																								
Court 1	x	x	0	0	0	0	x	0	0	0	0	0	0	0	0	x	R	R	0	x	0	R	R	R
Court 2	x	x	0	0	0	0	x	0	0	0	0	0	0	0	0	x	R	R	0	0	0	R	R	R
Court 3	x	0	0	0	0	0	0	0	x	x	0	0	0	0	0	0	R	R	x	0	0	R	R	R
Court 4	x	0	0	x	0	0	0	x	x	0	0	x	0	0	0	0	R	R	x	0	0	R	R	R
Court 5	0	0	0	0	0	0	0	0	x	x	0	0	0	0	0	x	R	R	0	0	0	R	R	R
Court 6	x	0	0	0	0	0	0	0	x	x	0	0	0	0	0	x	R	R	0	0	0	R	R	R
Court 7	x	x	0	0	0	0	0	0	x	x	0	0	0	x	x	x	R	R	0	0	x	R	R	R
Pickleball																								
Court 1	x	x	0	0	0	0	0	x	0	0	x	0	0	0	0	x	R	x	0	0	0	R	x	0
Court 2	0	x	0	0	0	0	0	0	0	0	0	0	0	0	x	x	R	x	x	0	0	R	0	x
Court 3	x	x	x	0	0	0	0	0	x	x	0	0	0	x	0	x	R	x	x	0	0	R	0	x
Court 4	0	0	0	0	0	0	x	x	0	0	0		0	x	x	x	R	0	x	0	0	R	x	x
Bocce																								
Court 1	0	0	0	0	0	0	0	x	0	0	0	0	0	x	x	0	R	R	0	0	0	R	R	0
Court 2	0	0	0	0	0	0	0	x	0	x	x	0	0	0	x	x	R	RO	0	0	0	R	R	0

Court Counts for August	8:00 - 9:30	9:30 - 11:00	11:00 - 12:30	12:30 - 2:00	2:00 - 3:30	3:30 - 5:00	5:00 - 6:30	6:30 - 8:00	8:00 - 9:30	9:30 - 11:00	11:00 - 12:30	12:30 - 2:00	2:00 - 3:30	3:30 - 5:00	5:00 - 6:30	6:30 - 8:00	8:00 - 9:30	9:30 - 11:00	11:00 - 12:30	12:30 - 2:00	2:00 - 3:30	3:30 - 5:00	5:00 - 6:30	6:30 - 8:00

2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Date: 8-9-2025								Date: 8-10-2025								Date: 8-11-2025							
Tennis																								
Court 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	X	0	0	0	0	X	0
Court 2	0	0	0	0	X	0	0	X	0	0	0	0	0	0	0	0	0	X	0	0	0	0	0	0
Court 3	0	0	0	0	X	0	0	0	X	X	0	0	0	0	0	0	X	X	0	0	0	0	0	R
Court 4	0	0	X	X	0	0	0	0	0	X	X	0	0	0	0	0	0	0	0	0	0	0	X	0
Court 5	0	0	0	0	0	0	0	0	X	0	0	0	0	0	0	0	X	0	0	0	0	0	0	0
Court 6	0	0	0	0	0	0	0	0	X	0	X	0	0	0	0	0	X	X	0	0	0	0	0	R
Court 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	X	0	0	0	X	X	X	0
Pickleball																								
Court 1	0	X	0	0	0	0	0	0	X	0	X	0	0	0	0	0	X	0	0	0	0	X	0	0
Court 2	0	X	0	0	0	0	0	0	0	X	X	0	0	0	X	X	0	0	0	0	0	X	X	0
Court 3	X	X	X	0	0	0	0	0	X	X	X	0	0	0	X	X	0	0	0	0	X	X	X	0
Court 4	0	0	0	0	0	0	0	0	0	X	X	0	0	0	X	X	0	0	0	0	X	X	0	0
Bocce																								
Court 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	X	X	X
Court 2	0	0	0	0	0	0	0	0	0	0	0	0	X	0	0	0	0	X	X	0	0	X	X	X

## EXHIBIT 6



**GRAND HAVEN**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**FY2024/2025 CAPITAL IMPROVEMENT PLAN PROJECT TRACKER**  
**08/13/2025**

Line	Description	Budgeted Cost	Variance (+/-)	Invocied Amount	Final Cost	Comments/Notes	Completed
1	Gate & Gate Operator - Replacement	\$12,635		\$8,818		In progress.	
2	Concrete Curb and Gutter Replacement	\$156,676		\$103,178		Seeking proposal for next round of repairs.	
3	Concrete Replacement	\$52,562		\$19,151		In progress.	
4	Firewise Projects	\$54,457		\$47,750		In progress.	
5	Road Repairs	\$31,587		\$3,164		Repairs done on Egret, Osprey, and Riverfront	
6	Camera and DVR Replacement	\$11,372		\$9,050		In progress.	
7	Light Pole & Fixture - Replacement	\$32,093	-\$16,246	\$15,848	\$15,848	Complete.	x
8	Pond Bank Erosion Issues	\$37,816	-\$1,216	\$36,600	\$36,600	Complete.	x
9	Call Boxes	\$119,359		\$49,364		In progress.	
10	Furnishings/Decorating Allowance CAC	\$22,953	-\$22,953	\$0	\$0	Deferred.	-
11	Outdoor Composite Tbl/Chair - Croquet	\$10,383	-\$10,383	\$0	\$0	Deferred.	-
12	Tiki Bar, Microwave - CAC	\$2,073	-\$2,073	\$0	\$0	Deferred.	-
13	Electronics, Office Technology Allowance	\$18,873	-\$7,043	\$11,830	\$11,830	Complete.	x
14	Café, Point Of Sale - Cafe Bar (VC)	\$6,886	\$114	\$7,000	\$7,000	Complete.	x
15	Maint, Pressure Washer	\$8,033	-\$233	\$7,800	\$7,800	Complete.	x
16	Maint, Utility Vehicle - Kawasaki Mule	\$17,215	-\$46	\$17,169	\$17,169	Complete.	x
17	Maint, Vehicle (Additional Fleet Vehicle)	\$49,923	-\$11,593	\$38,330	\$38,330	Complete.	x
18	Drinking Fountain, Outdoor CAC	\$3,169	\$169	\$3,338	\$3,338	Complete.	x
19	Finish, Tile Floor - Clubhouse CAC Patio	\$55,712	-\$55,712	\$0	\$0	Deferred	-
20	Café, 2nd Part X Renovation Allowance	\$573,153	\$83,597	\$656,750	\$656,750	Complete.	x
21	Basketball Court Resurfacing, CAC	\$7,425	\$330	\$7,755	\$7,755	Complete.	x
22	Basketball Court Resurfacing- Wild Oaks	\$7,425	\$1,830	\$5,595	\$5,595	Complete.	x
23	Lake Aerator (Annual)	\$38,665	-\$12,682	\$25,983	\$25,983	Complete.	x
24	Landscape Enhancements-Annual	\$57,384		\$18,134		In progress.	
25	Refurbishment Allowance Monument/Mailbox	\$49,580	-\$271	\$49,309	\$49,309	Complete.	x
26	Pool Finish, Exposed Aggregate/Tile Trim CAC	\$76,660	-\$4,470	\$72,190	\$72,190	Complete.	x
27	Shelter Fabric, Recover - CAC Pool Deck	\$10,902	-\$1,052	\$9,850	\$9,850	Complete.	x
28	Street Signs and Poles, Replacement	\$9,900		\$2,465		In progress.	
29	Tennis Court Resurfacing VC Courts 1-7	\$44,550	-\$3,167	\$41,383	\$41,383	Complete.	x
30	Parking Lot Expansion - 1 of 2 cost to construct	\$99,000	-\$99,000	\$0	\$0	Deferred.	-
31	Roadway	\$148,509				RFP In Progress	
32	Village Center Flat Roofs		\$21,394	\$21,394	\$21,394	Complete.	x
33	Jasmine Drive Stormwater Pipe Repair		\$57,135	\$57,135	\$57,135	Complete.	x
34	Riverfront Drive Stormwater Pipe Repair		\$72,822	\$72,822	\$72,822	Complete.	x
35	Architect Café Renovation		\$9,861	\$9,861	\$9,861	Complete.	x
36	<b>Totals:</b>	<b>\$1,826,930</b>	<b>-\$888</b>	<b>\$1,429,016</b>	<b>\$1,167,941</b>		

## EXHIBIT 7



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**Operations Manager's Report – For The August 21st, 2025 Board Meeting**

**(This Report Was Submitted for The Agenda On 08/13/2025)**

○ **VILLAGE CENTER PERGOLA**

- The contract draft has been completed by District Counsel and will be sent to the contractor for review.

○ **ADDITION OF 4-WAY STOP AT INTERSECTION INSIDE MAIN GATE**

- Per the District Engineer, a traffic study is likely required.
- The Board requested the installation of pedestrian crossing signs at the intersection.

○ **ALTERNATE EXIT IN WILD OAKS FOR EMERGENCY PURPOSES**

- Staff is in discussions with the District Engineer regarding the possibility of a secondary exit in Wild Oaks for emergency purposes.
- Two possible locations have been identified alongside ponds 32 and 33.
- Surveys will more than likely be required to establish feasibility of using either of these locations as an emergency exit.
- The Board approved surveying both areas along with the survey of the dog park.
- The surveyor has been onsite and we are waiting for the completed surveys.

○ **MAILBOX REPLACEMENTS**

- 5 mailbox units have been replaced in Eastlake and Hidden Lake.

Barry Kloptosky • Operations Manager  
Grand Haven CDD  
2 N. Village Pkwy  
Palm Coast FL. 32137  
P: 386-447-1888 • F: 386-447-1131

○ **CURB/GUTTER REPAIR PRIOR TO ROAD RESURFACING**

- The CDD infrastructure contractor is currently in the process of repairing and replacing curbs and gutters along Waterside Pkwy prior to road resurfacing.
- The work has been completed by the contractor.

○ **GUTTERS INSTALLED ON MAIN GUARD HOUSE**

- New gutters and downspouts were installed on the main guard house to improve drainage and protect the building exterior.

○ **MONTAGUE BRIDGE MAINTENANCE**

- Aluminum caps were installed on bridge posts to prevent wood rot.
- The wood surfaces were power washed, and a protective coating was applied.
- The concrete was power washed and stained.
- This work was completed in-house by CDD staff, providing a cost savings to the community.

○ **JET VAC CLEANING – WATERSIDE PARKWAY STORMWATER PIPE**

- Jet vac cleaning was performed on a stormwater pipe under Waterside Parkway between Egret Drive and Grandview Drive.
- This was done to clear a blockage and prevent potential flooding in the area.



## EXHIBIT 8

## **GRAND HAVEN MEETING ATTORNEY REPORT LIST (8/21/25)**

### **1. Golf Course**

At the July meeting the Board directed us to write to the CEO of Escalante regarding the encroachment issues and other matters. A copy of the letter is attached. Shortly after the letter was sent, the attorney received the survey that was pending. It is also attached. He acknowledged in an email to me that the survey did not depict any easements or other rights that would permit the bag drop and shack encroachment to remain. He indicated that the bag drop area would be located off of CDD property by August 31 as requested and that he would work on a timetable for removal of the shack encroachment.

### **2. Amenity Management RFP**

Three firms attended the mandatory pre-bid meeting and we anticipate that all will submit proposals. They are due September 5 and will be considered at the September 18 Board of Supervisors meeting.

### **3. Amenity Rules Hearing**

The Board looked at language in February defining a house guest as a person who resided at least 60 miles from Grand Haven. That language needs to be formally adopted at a noticed hearing. I will ask for Board action to set a hearing on September 18.

### **4. Budget Documents**

The meeting includes the public hearing on the 2025/2026 Budget. Documents for the public hearing have been prepared by us and appear in the agenda package, together with required public notices.

### **5. PEO Agreement with TriNet**

We are currently finalizing the Professional Employer Organization agreement that the Board approved at the July meeting, and it should be finalized and executed prior to the meeting.

### **6. Attorney Fee Tracker**

Attached is the monthly fee tracker.



# CLARK & ALBAUGH

PROFESSIONAL LIMITED LIABILITY COMPANY

Scott D. Clark

July 23, 2025

**By Fedex**

David McDonald, President  
Escalante – Grand Haven, LLC  
1021 Foch Street  
Fort Worth, Texas 76107

**RE: Grand Haven Golf Club Bag Drop area and other property issues**

Dear Mr. McDonald:

I serve as General Counsel to the Grand Haven Community Development District (the "District"), which owns and operates certain infrastructure in the Grand Haven development, Palm Coast, Florida. That infrastructure includes a shared parking lot adjacent to your Grand Haven Golf Club clubhouse facility. The District also owns a parcel known as Parcel K, which is adjacent to the clubhouse. The nature of the community requires that the District and the Golf Club collaborate on a number of issues of mutual concern. I have previously corresponded with Terry Taylor regarding some of these issues, but my Board of Supervisors has requested that I direct this letter to you.

There has been a longstanding concern about certain property issues around the clubhouse. Mr. Taylor and I corresponded about them in 2020 but were not able to reach agreement. More than a year ago I sent the attached letter to Mr. Taylor hoping to resolve some ongoing property conflicts. We have had a good bit of discussion about it and have worked on a license agreement, but the discussions have stalled. My Board believes that Escalante is avoiding the issues under the guise of searching for some unrecorded agreement that permits the encroachments to exist. We are aware of no such agreement. As such, the Board has directed me to communicate to Escalante that an acceptable agreement must be executed on or before August 31, 2025. I have previously provided such a form of agreement to Mr. Taylor.

If the matter cannot be resolved amicably, we demand that Escalante cease and desist with the use or occupation of that portion of Parcel K that the golf club currently uses as a bag drop area and that portion of the District's property where a wooden shack currently encroaches.





David McDonald  
July 23, 2025  
Page two

The use of the bag drop area must cease as of midnight on August 31, 2025. The area where the "shack" encroaches must be removed and restored to a clean and unencumbered condition by September 30, 2025. If the encroachments continue after that time, the District will use self-help or judicial processes, or a combination of them.

The Board has also asked me to address two other issues that are more recent. During the greens restoration project that the club is conducting, the club or its contractor recently drove heavy equipment across the shared parking lot and Parcel K. A substantial amount of sand was also dumped on the parking lot and staged in a manner that certainly resulted in sand washing into the storm drains and the grade, landscaping and pavers on Parcel K were damaged. The District is currently investigating the extent of the damage caused by these activities and will be seeking reimbursement for any needed restoration. The District and Escalante are parties to an easement that covers the parking area, but that agreement does not permit the area to be used for construction activities. The Board is concerned that this activity occurred without notice or consent and in derogation of the District's property rights. The Board insists that there be no repeat of such activities.

The District operates a stormwater system in which certain ponds within the golf course are integrated into that system. At certain locations pipes run from the District's stormwater collection structures to the ponds within the golf course. The District is aware of at least one instance in which its contractor suspects that the pipe within the golf course is clogged and perhaps compromised. The District will need the cooperation of the golf club to inspect the pipe in question and others that may be suspect. Your local staff has expressed a willingness to cooperate, but only on days that the club is closed. The work cannot be accomplished in that manner. Since the District has a statutory duty to maintain this infrastructure, we seek a dialogue with the appropriate party so that the work can move forward.

Mr. Taylor has information about these issues, and I am copying him here. We are eager to engage in conversation and to resolve these and other issues of mutual concern.

Sincerely,



Scott D. Clark

cc: District Manager  
Terry Taylor, Esq.



# CLARK & ALBAUGH

PROFESSIONAL LIMITED LIABILITY COMPANY

Scott D. Clark

June 13, 2024

By email: [ttaylor@escalantegolf.com](mailto:ttaylor@escalantegolf.com)

Terry Taylor  
4812 Cranbrook Drive West  
Colleyville, Texas 76034

**RE: Grand Haven Golf Club Bag Drop area and other property issues**

Dear Terry:

We corresponded some time ago about certain property conflicts between the Grand Haven Golf Clubhouse and adjoining CDD-owned properties. Due to Covid, board transition and other issue, the questions became dormant for a time. For your reference, I have copied the prior email chain and a proposed form of agreement we discussed and will send them with the email that accompanies this letter.

The current Board of Supervisors has asked me to give renewed attention to this issue. When we last corresponded, we ended with questions about the impact of cart path easements and your desire to have a perpetual easement for the bag drop activities. The Board intends to develop the existing Parcel K adjacent to the clubhouse in the future and cannot agree to a perpetual use of its property as a bag drop area or other uses and thus is not willing to extend an easement for these purposes.

If you believe there are existing easements that permit the use of CDD property as a bag drop or similar purpose, please provide them. Otherwise, the CDD insists that the Grand Haven Golf Club immediately cease using CDD property for such activities. In prior correspondence, you referenced Section 4.8 of the Declaration recorded in OR Book 729, Page 259. I believe the rights described therein relate to existing cart paths or cart paths created by the Declarant through written easements or plats. I also do not find language in that section that would support a bag drop activity.





Terry Taylor  
June 13, 2024  
Page two

There remain other property conflicts, most notably the shed on the north side of the clubhouse that encroaches on CDD property. I request that you develop a plan and timeline for removal of that encroachment. I would appreciate a response on that issue by June 28, 2024.

I am including existing survey information on these encroachments for your reference.

Sincerely,

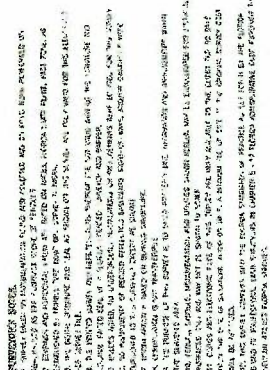
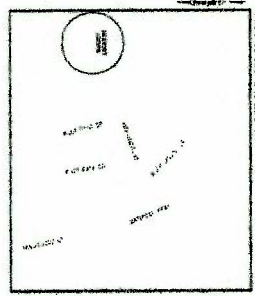


Scott D. Clark

cc: District Manager

**SPECIFIC PURPOSE SURVEY**  
**A PORTION OF**  
**THE GRAND HAVEN COMMUNITY**

SECTION 22, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA

[illegible][illegible]

SCALE: 1" = 30'



ORDNANCE  
LAND SURVEYING

DAVID M. CHURCH P.S.M.  
1033 N.W. 6TH STREET, SUITE H  
GAINESVILLE FLORIDA 32609  
PHONE: (352) 371-1010  
PHONE: (352) 371-3903  
FAX: (352) 371-1094  
E-MAIL: DCHURCH@GAINESVILLEFLA.COM

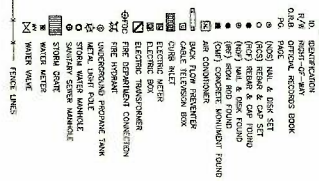


SCALE 1" = 20' PAGE 1 OF 1  
DATE: 10-1-70  
BY: J. C. H. H. H.  
C. C. H. H. H.  
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

OLD KILPATRICK ACHT



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LINE #	LINE VALUES	LINE DATES AND DURATION
1	157,000.00	01/01/00 - 03/31/00
2	157,000.00	04/01/00 - 06/30/00
3	157,000.00	07/01/00 - 09/30/00
4	157,000.00	10/01/00 - 12/31/00
5	157,000.00	01/01/01 - 03/31/01
6	157,000.00	04/01/01 - 06/30/01
7	157,000.00	07/01/01 - 09/30/01
8	157,000.00	10/01/01 - 12/31/01
9	157,000.00	01/01/02 - 03/31/02
10	157,000.00	04/01/02 - 06/30/02
11	157,000.00	07/01/02 - 09/30/02
12	157,000.00	10/01/02 - 12/31/02
13	157,000.00	01/01/03 - 03/31/03
14	157,000.00	04/01/03 - 06/30/03
15	157,000.00	07/01/03 - 09/30/03
16	157,000.00	10/01/03 - 12/31/03
17	157,000.00	01/01/04 - 03/31/04
18	157,000.00	04/01/04 - 06/30/04
19	157,000.00	07/01/04 - 09/30/04
20	157,000.00	10/01/04 - 12/31/04
21	157,000.00	01/01/05 - 03/31/05
22	157,000.00	04/01/05 - 06/30/05
23	157,000.00	07/01/05 - 09/30/05
24	157,000.00	10/01/05 - 12/31/05
25	157,000.00	01/01/06 - 03/31/06
26	157,000.00	04/01/06 - 06/30/06
27	157,000.00	07/01/06 - 09/30/06
28	157,000.00	10/01/06 - 12/31/06
29	157,000.00	01/01/07 - 03/31/07
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35	157,000.00	07/01/08 - 09/30/08
36	157,000.00	10/01/08 - 12/31/08
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39	157,000.00	07/01/09 - 09/30/09
40	157,000.00	10/01/09 - 12/31/09
41	157,000.00	01/01/10 - 03/31/10
42	157,000.00	04/01/10 - 06/30/10
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44	157,000.00	10/01/10 - 12/31/10
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46	157,000.00	04/01/11 - 06/30/11
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50	157,000.00	04/01/12 - 06/30/12
51	157,000.00	07/01/12 - 09/30/12
52	157,000.00	10/01/12 - 12/31/12
53	157,000.00	01/01/13 - 03/31/13
54	157,000.00	04/01/13 - 06/30/13
55	157,000.00	07/01/13 - 09/30/13
56	157,000.00	10/01/13 - 12/31/13
57	157,000.00	01/01/14 - 03/31/14
58	157,000.00	04/01/14 - 06/30/14
59	157,000.00	07/01/14 - 09/30/14
60	157,000.00	10/01/14 - 12/31/14
61	157,000.00	01/01/15 - 03/31/15
62	157,000.00	04/01/15 - 06/30/15
63	157,000.00	07/01/15 - 09/30/15
64	157,000.00	10/01/15 - 12/31/15
65	157,000.00	01/01/16 - 03/31/16
66	157,000.00	04/01/16 - 06/30/16
67	157,000.00	07/01/16 - 09/30/16
68	157,000.00	10/01/16 - 12/31/16
69	157,000.00	01/01/17 - 03/31/17
70	157,000.00	04/01/17 - 06/30/17
71	157,000.00	07/01/17 - 09/30/17
72	157,000.00	10/01/17 - 12/31/17
73	157,000.00	01/01/18 - 03/31/18
74	157,000.00	04/01/18 - 06/30/18
75	157,000.00	07/01/18 - 09/30/18
76	157,000.00	10/01/18 - 12/31/18
77	157,000.00	01/01/19 - 03/31/19
78	157,000.00	04/01/19 - 06/30/19
79	157,000.00	07/01/19 - 09/30/19
80	157,000.00	10

LOCATION MAP: NOT TO SCALE.

EXHIBIT OVERLAYS ON THE EXISTING SPECIFIC PURPOSE SURVEY BY DEELEN LAND SURVEYING, LLC WITH A JOB NUMBER 2008-001 DATED 11-16-2020, DEDUCTING THE



GRAND HAVEN DISTRICT COUNSEL FEE TRACKER -- BUDGET YEAR 2024-2025

MONTH	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL
BUDGET	9505.58	9505.58	9505.59	9505.58	9505.58	9505.59	9505.58
FEE AMIOUNT	6360	9480	8210	15990	13980	8430	10290
OVER/UNDER	3145.58	25.58	1295.59	-6484.42	-4474.42	1075.59	-784.42



MAY	JUNE	JULY	AUGUST	SEPTEMBER	TOTAL
9505.58	9505.59	9505.58	9505.58	9505.59	114067
10650	10380	11250			105020
-1144.42	-874.41	-1744.42			-9964.17

## EXHIBIT 9

# GRAND HAVEN MEETING AGENDA MATRIX

<b>September, 2025</b>	<b>Workshop 9/4</b>	<p><b>Discussions</b></p> <ul style="list-style-type: none"> <li>Employee Compensation and Bonus Structure</li> <li>Legal Requirements for when a Request for Proposals (RFP) is Required</li> <li>10 Year Plan Formatting</li> <li>Pending Supervisor Led Projects</li> </ul> <p><b>Presentations</b></p>	<ul style="list-style-type: none"> <li>8/6: Email to Scott requesting memo on subject</li> </ul>
	<b>Regular Meeting: 9/18</b>	<p><b>Presentations</b></p> <ul style="list-style-type: none"> <li>Raised Sidewalks Caused by Oak Trees Plan – Louise Leister</li> </ul> <p><b>Staff Reports</b></p> <ul style="list-style-type: none"> <li>District Engineer</li> <li>District Counsel</li> <li>District Manager</li> </ul> <p><b>Consent Agenda Items</b></p> <ul style="list-style-type: none"> <li>Meeting Minutes</li> <li>8/7/2025 Workshop</li> <li>8/21/2025 Regular Meeting</li> <li>Unaudited Financials August 2025</li> </ul> <p><b>Business Items</b></p> <ul style="list-style-type: none"> <li>RFP for Amenity Management</li> <li>PH for Changes to the District’s Rules, Policies and Fees for All Amenity Facilities--possible</li> </ul> <p><b>Discussions</b></p> <ul style="list-style-type: none"> <li>Update on Possible Oak Tree Removals</li> <li>10 Year Plan Formatting</li> <li>Pending Supervisor Led Projects</li> </ul>	

# GRAND HAVEN MEETING AGENDA MATRIX

October, 2025	<p><i>Workshop</i> <i>10/2?</i> <i>(Yom Kippur)</i></p>	<p><i>Discussions</i></p> <ul style="list-style-type: none"> <li>Pending Supervisor Led Projects</li> </ul> <p><i>Presentations</i></p>	
	<p><i>Regular Meeting:</i> <i>10/16</i></p>	<p><i>Staff Reports</i></p> <ul style="list-style-type: none"> <li>District Engineer</li> <li>District Counsel</li> <li>District Manager</li> </ul> <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> <li>Meeting Minutes</li> <li>9/4/2025 Workshop</li> <li>9/18/2025 Regular Meeting</li> <li>Unaudited Financials September 2025</li> </ul> <p><i>Business Items</i></p> <p><i>Discussions</i></p> <ul style="list-style-type: none"> <li>10 Year Plan Formatting</li> <li>Pending Supervisor Led Projects</li> </ul>	



## GRAND HAVEN MEETING AGENDA MATRIX

Unscheduled Items		<p><b><i>Future Workshop Issues:</i></b></p> <ul style="list-style-type: none"><li>• Presentation by Amenity Manager on Future Amenity Ideas</li><li>• Framework for Sports Professional</li><li>• Bullet Point Guidelines for Residents to Follow Regarding Pond Bank Matters</li><li>• Ability to do Word Search for Certain Documents (Minutes and Resolutions)</li></ul> <p><b><i>Future Meeting Issues:</i></b></p> <ul style="list-style-type: none"><li>• 10-Year Plan Presentation to Residents</li><li>• MBS Capital Markets LLC (Bond Underwriter)</li></ul>	<ul style="list-style-type: none"><li>• John Lucansky to provide suggested framework</li><li>• 9/19/2024 Meeting: Louise to research and provide guidelines (bullet point fashion)</li><li>• Vanessa and David to work on this together—will involve Celera</li></ul>

## GRAND HAVEN MEETING AGENDA MATRIX

SUBJECT	NOTES
Communications (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> <li>Ten year plan presentation—on Hold</li> </ul>
Safety and Security (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> <li>Plan for more perimeter fencing: Flagler County seeking funding alternatives. 10/5/2023 workshop added the matter of sound barrier walls; 1/4/2024 workshop: Barry provided rough estimate: 6/6 workshop update from Supervisor Crouch. County to repair fencing along Colbert Lane</li> </ul>
Café' Renovations (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> <li>Completed</li> </ul>
Vesta's Participation in Café (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> <li>Underway--RFP</li> </ul>
Parking Lot (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> <li>3/20/2025: Board voted to end project</li> </ul>
What to do with Parcel K (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> <li>Ongoing</li> </ul>
Parcel next to Golf Course (Easement) (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> <li>Completed (contract with Escalante)</li> </ul>
Banking Oversight (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> <li>Ongoing</li> </ul>
Oak Tree Management (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> <li>Ongoing</li> </ul>
Dog Park (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> <li>Minimal upgrades: (10/19/2023 Meeting). Done; 3/20/2025: Survey approved to be done--Pending</li> </ul>
Review/revise employee benefit program (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> <li>Goal is to have work done in 5/25 or 6/25</li> </ul>
Reserve Study (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> <li>Underway</li> </ul>
Pond and Tree Programs (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> <li>Underway</li> </ul>
CDD Managerial Staff (recommendations from DM, OS and OM) (FY 25-FY 26 Goal)	
Barrier System for Feral Hogs (establish a FFG) (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> <li>Underway (FFG)</li> </ul>
Landscaping company for all of Grand Haven (discuss with Louise) (FY 25-FY 26 Goal)	
Analysis of Grand Haven (Supervisor Foley) (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> <li>3/6/2025: Board decided to pause this matter</li> </ul>
Emergency Exit for Wild Oaks (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> <li>Underway</li> </ul>

**GRAND HAVEN MEETING AGENDA MATRIX**

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## EXHIBIT 10



Date of Action Item	Action Item	Status
	<b>DISTRICT MANGER SECTION</b>	
7/17/2025	Email check register to the Board each month	8/14: sent
8/8/2025	Notify DC about question regarding maintenance of pond banks	Done
8/8/2025	Notify Supervisors about comments for OM Annual Evaluation	Done
XXXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXX XXXXXX
	<b>OPERATIONS MANAGER/OPERATIONS SUPERVISOR SECTION</b>	
2/1/2024	OM to obtain proposal for surveying boundary for all of Grand Haven	Paused
4/18/2024	OM to review operational performance of stormwater structures	Underway
6/20/2024	OM to provide Board with feedback from employees on current benefits	Underway
7/18/2024	OS to visit 2 other CDDs each year to see how they operate and to speak with their staff regarding matters of interest	
7/18/2024	OM and OS review information provided by Grand Haven resident at a recent meeting regarding how the community of Celebration deals with minimizing potential sidewalk and roadway damage from Oak Trees	
9/5/2024	OS--Louise to contact IFAS to see if new treatment is available for duckweed (memo back to Board on findings)	

9/19/2024	OS--Louise to research and provide guidelines (bullet point fashion) for residents to follow around ponds. These will be discussed in a future workshop before being disseminated to residents	
9/30/2024	OM to establish replacement process for District Assets	
9/30/2024	OM/OS to place signage on bathroom doors stating "Resident Use Only"	Underway
11/7/2024	OS to provide suggestions to limit golf course users from accessing and using District amenities	
11/7/2024	OM to check outfalls in specific Wild Oaks area to see if pipe blockage exists	
1/16/2025	OM/OS to obtain from Louise plans of what to do with Dog Park	Underway
2/20/2025	Louise to start to prioritize what Oak Trees need to be removed	Underway
4/17/2025	OM to proceed with obtaining a proposal for emergency exit in Wild Oak	
4/17/2025	OM to check on stop sign at Waterside and Marlin	
7/17/2025	OM to transfer road signage to Waterside Parkway (for Waterside/Sandpiper/Marlin intersection	
7/17/2025	OS to send cost of café renovation to DM to send to the Board	Done

XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXX XXXXXX
	<b>DISTRICT ENGINEER SECTION</b>	
3/20/2025	DE to proceed with obtaining a survey for the dog park	Underway
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXX XXXXXX
	<b>BOARD SECTION</b>	
3/21/2024	Dr. Merrill (in conjunction with DC when needed) to see about future plans for Escalante	Underway
7/17/2025	Send DM questions about AM survey. DM to send them to the AM.	Done
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXX XXXXXX
	<b>DISTRICT COUNSEL SECTION</b>	
1/19/2023	DC to work with City of Palm Coast to determine current storm clean up protocol and to provide a new MOU if possible	Underway
4/18/2024	DC to review agreements with Escalante versus current operational processes	Underway
8/1/2024	DC to write a letter to Escalante regarding the District's desire that they enhance their pond banks maintenance by abiding by Best Management Practices and to list in the letter examples that Louise is to provide of things she has done (and costs incurred) due to the lack of following BMPs.	On hold

7/17/2025	DC to write letter to CEO of Escalante regarding issues raised at meeting	Done

## EXHIBIT 11



# *Grand Haven Community Development District*

## *Financial Statements (Unaudited)*

*July 31, 2025*



**Grand Haven CDD**  
**Balance Sheet**  
**July 31, 2025**

	<b>General Fund</b>	<b>Special Revenue Fund</b>	<b>Total</b>
<b>1 Assets:</b>			
2 BankUnited - Operating	\$ 229,705	\$ -	\$ 229,705
3 Valley National Bank - Operating	118,848	-	118,848
4 Truist - Operating	6,401	-	6,401
5 SBA 161601A	8,085	-	8,085
6 BankUnited - Savings	4,437,706	-	4,437,706
7 Accounts Receivable	128	-	128
8 Assessments Receivable	-	-	-
9 Due From Other	-	1,422,684	1,422,684
10 Deposits	110	-	110
11 Prepaid Items	309	-	309
<b>12 Total Assets</b>	<b>\$ 4,801,291</b>	<b>\$ 1,422,684</b>	<b>\$ 6,223,975</b>
<b>13 Liabilities:</b>			
14 Accounts Payable	\$ 51,913	\$ 5,476	57,389
15 Deferred Revenue	-	-	-
16 Due to Other	1,422,684	-	1,422,684
<b>17 Total Liabilities</b>	<b>1,474,597</b>	<b>5,476</b>	<b>1,480,074</b>
<b>18 Fund Balance:</b>			
19 Non-Spendable:			
20 Prepaid & Deposits	419	-	419
21 Assigned:			
22 Operating Capital	755,668	-	755,668
23 Disaster *	803,419	-	803,419
24 Unassigned	1,767,188	1,417,208	3,184,396
<b>25 Total Fund Balance</b>	<b>3,326,694</b>	<b>1,417,208</b>	<b>4,743,902</b>
<b>26 Total Liabilities &amp; Fund Balance</b>	<b>\$ 4,801,291</b>	<b>\$ 1,422,684</b>	<b>\$ 6,223,975</b>

\* \$158,810 (Hurricane Ian) and \$221,103 (Hurricane Milton)

# Grand Haven CDD

## General Fund

### Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2024 to July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Month of July	FY 2025 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
<b>1 REVENUES</b>					
<b>2 Assessments Levied</b>					
3     Assessment Levy - General Fund	\$ 4,316,689	\$ 115,214	4,343,335	\$ 26,646	101%
4     Assessment Levy - Lavista Landscape	25,852	690	26,012	160	101%
5     Assessment Levy - Escalante	2,831	76	2,848	17	101%
<b>6 Additional Revenues</b>					
7     Reuse Water	23,000	3,027	23,964	964	104%
8     Gate & Amenity Guest	9,000	4,400	13,699	4,699	152%
9     Tennis	500	180	1,744	1,244	349%
10    Room Rental & Rec Center Fee	2,000	-	-	(2,000)	0%
11    Interest - Investments	30,000	14,752	159,143	129,143	530%
12    Miscellaneous	-	95	1,564	1,564	
13    Fund Balance Forward	124,136	-	-	(124,136)	0%
<b>14 TOTAL REVENUES</b>	<b>\$ 4,534,008</b>	<b>\$ 138,434</b>	<b>4,572,310</b>	<b>\$ 38,302</b>	<b>101%</b>
<b>15 EXPENDITURES</b>					
<b>16 ADMINISTRATIVE</b>					
17     Supervisors - Regular Meetings	\$ 12,000	\$ 800	\$ 10,000	\$ (2,000)	83%
18     Supervisors - Workshops	9,000	-	4,800	(4,200)	53%
19     District Management	44,413	4,007	38,630	(5,783)	87%
20     Administrative	11,806	984	9,838	(1,968)	83%
21     Accounting	24,378	2,032	20,315	(4,063)	83%
22     Assessment Roll Preparation	10,727	894	8,939	(1,788)	83%
23     Office Supplies	1,180	-	-	(1,180)	0%
24     Postage	3,539	-	1,113	(2,426)	31%
25     Audit	4,400	-	-	(4,400)	0%
26     Legal - General Counsel	114,067	10,380	96,047	(18,020)	84%
27     Engineering	42,800	-	40,379	(2,421)	94%
28     Legal Advertising	6,134	388	1,637	(4,497)	27%
29     Bank Fees	1,770	98	922	(848)	52%
30     Dues & Licenses	206	-	175	(31)	85%
31     Property Taxes	2,831	-	2,842	11	100%
32     Reserve Study	-	-	11,100	11,100	0%
33     Contingency	25,000	4,895	9,899	(15,101)	40%
<b>34 TOTAL ADMINISTRATIVE</b>	<b>314,251</b>	<b>24,477</b>	<b>256,635</b>	<b>(57,616)</b>	<b>82%</b>
<b>35 INFORMATION &amp; TECHNOLOGY</b>					
36     IT Support	35,890	2,549	25,190	(10,700)	70%
37     Village Center & Creekside Telephone/Fax	7,906	815	9,022	1,116	114%
38     Village Center & Creekside Cable/Internet	14,445	1,603	14,810	365	103%
39     Wi-Fi for Gates/Hot Spots	30,745	2,382	23,744	(7,001)	77%
40     Cell Phones	8,390	472	4,855	(3,535)	58%
41     Website Hosting & Development	1,787	-	-	(1,787)	0%
42     ADA Website Compliance	248	379	2,104	1,856	848%
43     Communications: E-Blast	590	62	510	(80)	86%
<b>44 TOTAL INFORMATION &amp; TECHNOLOGY</b>	<b>100,001</b>	<b>8,261</b>	<b>80,235</b>	<b>(19,766)</b>	<b>80%</b>
<b>45 INSURANCE</b>					
46     Insurance	195,514	-	167,394	(28,120)	86%
<b>47 TOTAL INSURANCE</b>	<b>195,514</b>	<b>-</b>	<b>167,394</b>	<b>(28,120)</b>	<b>86%</b>
<b>48 UTILITIES</b>					
49     Electric:					
50         Electric Services - #12316, 85596, 65378	8,939	1,107	8,319	(620)	93%
51         Electric - Village Center #18308	41,718	3,702	21,770	(19,948)	52%

# Grand Haven CDD

## General Fund

### Statement of Revenues, Expenditures and Changes in Fund Balance For the period from October 1, 2024 to July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Month of July	FY 2025 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
52 Electric - Creekside #87064, 70333	29,924	1,938	18,610	(11,314)	62%
53 Streetlights	30,307	2,221	22,050	(8,257)	73%
54 Propane - Spas/Café	32,911	1,705	36,382	3,471	111%
55 Garbage - Amenity Facilities	17,931	2,151	16,612	(1,319)	93%
56 Water/Sewer:					
57 Water Services	151,744	21,380	230,699	78,955	152%
58 Water - Village Center #324043-44997	21,776	1,806	15,570	(6,206)	71%
59 Water - Creekside #324043-45080	9,277	926	11,595	2,318	125%
60 Pump House Shared Facility	5,473	-	6,331	858	116%
61 <b>TOTAL UTILITIES</b>	<b>350,000</b>	<b>36,935</b>	<b>387,937</b>	<b>37,937</b>	<b>111%</b>
62 <b>FIELD OPERATIONS</b>					
63 Stormwater System:					
64 Aquatic Contract	63,600	4,782	47,822	(15,778)	75%
65 Aquatic Contract - Lake Watch	5,350	-	2,455	(2,895)	46%
66 Aquatic Contract - Aeration Maintenance	4,719	-	1,289	(3,430)	27%
67 Lake Bank Spraying	7,161	-	-	(7,161)	0%
68 Stormwater system repairs & maintenance	17,199	7,449	7,449	(9,750)	43%
69 Property Maintenance:					
70 Horticultural Consultant	11,325	900	9,600	(1,725)	85%
71 Landscape Repairs & Replacement	47,144	-	33,763	(13,381)	72%
72 Landscape Maintenance - Contracted Services - VerdeGo	697,155	56,404	564,041	(133,114)	81%
73 Landscape Maintenance - Yellowstone	75,900	5,923	58,363	(17,538)	77%
74 Tree Maintenance - Oak Tree Pruning	49,280	-	49,600	320	101%
75 Lavista Landscape Restoration	25,852	-	-	(25,852)	0%
76 Optional Flower Rotation	25,000	-	-	(25,000)	0%
77 Dog Park Maintenance	10,000	-	4,200	(5,800)	42%
78 Irrigation Repairs & Replacement	40,000	4,204	34,782	(5,218)	87%
79 Streetlight Maintenance	10,089	396	5,816	(4,273)	58%
80 Vehicle Repairs & Maintenance	17,056	6,024	22,660	5,604	133%
81 Office Supplies - Field Operations	16,515	782	8,227	(8,288)	50%
82 Holiday Lights	10,617	-	4,571	(6,046)	43%
83 CERT Operations	500	167	455	(45)	91%
84 Community Maintenance	153,700	6,936	95,315	(58,385)	62%
85 Storm Clean-Up	30,672	4,500	225,603	194,931	736%
86 <b>TOTAL FIELD OPERATIONS</b>	<b>1,318,834</b>	<b>98,467</b>	<b>1,176,012</b>	<b>(142,822)</b>	<b>89%</b>
87 <b>STAFF SUPPORT</b>					
88 Payroll	742,000	50,392	582,002	(159,998)	78%
89 Merit Pay/Bonus	45,000	-	29,889	(15,111)	66%
90 Payroll Taxes	53,000	3,855	48,770	(4,230)	92%
91 Health Insurance	137,238	9,853	103,578	(33,660)	75%
92 Insurance - Workers' Compensation	20,000	-	13,543	(6,457)	68%
93 Payroll Services	6,250	352	4,030	(2,220)	64%
94 Mileage Reimbursement	8,000	407	3,583	(4,417)	45%
95 <b>TOTAL STAFF SUPPORT</b>	<b>1,011,488</b>	<b>64,859</b>	<b>785,394</b>	<b>(226,094)</b>	<b>78%</b>
96 <b>AMENITY OPERATIONS</b>					
97 Amenity Management	700,000	58,214	582,143	(117,857)	83%
98 A/C Maintenance & Service	21,982	150	5,244	(16,739)	24%
99 Fitness Equipment Service	3,651	-	1,025	(2,626)	28%
100 Music Licensing	4,280	-	4,450	170	104%
101 Pool/Spa Permits	1,032	-	896	(136)	87%
102 Pool Chemicals	26,585	1,979	31,106	4,521	117%
103 Pest Control	2,663	210	2,205	(458)	83%

**Grand Haven CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2024 to July 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Month of July</b>	<b>FY 2025 Actual Year-to-Date</b>	<b>Over (Under) Amt to FY Annual Budget</b>	<b>% of Budget</b>
104    Amenity Maintenance	157,500	22,791	205,269	47,769	130%
105    Special Events	16,278	-	5,739	(10,539)	35%
106 <b>TOTAL AMENITY OPERATIONS</b>	<b>933,971</b>	<b>83,344</b>	<b>838,077</b>	<b>(95,894)</b>	<b>90%</b>
107 <b>SECURITY</b>					
108    Gate Access Control Staffing	228,149	16,209	167,768	(60,381)	74%
109    Additional Guards	7,000	-	-	(7,000)	0%
110    Guardhouse Facility Maintenance	26,750	422	16,175	(10,575)	60%
111    Gate Communication Devices	11,041	-	7,063	(3,978)	64%
112    Gate Operating Supplies	30,000	424	8,636	(21,364)	29%
113    Fire & Security System	7,009	109	2,996	(4,013)	43%
114 <b>TOTAL SECURITY</b>	<b>309,949</b>	<b>17,164</b>	<b>202,639</b>	<b>(107,310)</b>	<b>65%</b>
115 <b>TOTAL EXPENDITURES</b>	<b>\$ 4,534,008</b>	<b>\$ 333,507</b>	<b>3,894,324</b>	<b>\$ (639,684)</b>	<b>86%</b>
116 <b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(195,073)</b>	<b>677,987</b>	<b>677,987</b>	
117 <b>OTHER FINANCING SOURCES (USES)</b>					
118    Transfer In	-	-	-	-	
119    Transfer Out	-	-	-	-	
120 <b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
121 <b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>(195,073)</b>	<b>677,987</b>	<b>677,987</b>	
122    Fund Balance - Beginning	2,355,871		2,648,707	292,837	
123    Fund Balance Forward	(124,136)		-	124,136	
124 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 2,231,735</b>		<b>3,326,694</b>	<b>\$ 1,094,959</b>	



**Grand Haven CDD**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2024 to July 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Month of July</b>	<b>FY 2025 Actual Year-to-Date</b>	<b>Over (Under) Amt to FY Annual Budget</b>	<b>% of Budget</b>
<b>1 REVENUES</b>					
2 Assessments Levied (Net)	\$ 948,714	\$ 25,322	\$ 954,570	\$ 5,856	101%
3 Interest	-	-	-	-	
4 Fund Balance Forward	878,216	-	-	(878,216)	
<b>5 TOTAL REVENUES</b>	<b>1,826,930</b>	<b>25,322</b>	<b>954,570</b>	<b>(872,360)</b>	<b>52%</b>
<b>6 EXPENDITURES</b>					
7 Capital Improvement Plan (CIP)	1,826,930	203,032	1,428,705	(398,225)	78%
<b>8 TOTAL EXPENDITURES</b>	<b>\$ 1,826,930</b>	<b>\$ 203,032</b>	<b>\$ 1,428,705</b>	<b>\$ (398,225)</b>	<b>78%</b>
<b>9 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(177,711)</b>	<b>(474,135)</b>	<b>(474,135)</b>	
<b>10 OTHER FINANCING SOURCES (USES)</b>					
11 Transfer In	-	-	-	-	
12 Transfer Out	-	-	-	-	
<b>13 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>14 NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>(177,711)</b>	<b>(474,135)</b>	<b>(474,135)</b>	
15 Fund Balance - Beginning	1,616,939		1,891,343	274,404	
16 Fund Balance Forward	(878,216)		-	-	
<b>17 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 738,723</b>		<b>\$ 1,417,208</b>	<b>\$ 678,485</b>	

## EXHIBIT 12

1 **MINUTES OF MEETING**

2 **GRAND HAVEN**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Grand Haven Community Development  
5 District was held on Thursday, July 17, 2025 at 9:01 a.m. at the Grand Haven Room, located at the Grand  
6 Haven Village Center, 2001 Waterside Parkway, Palm Coast, Florida, 32137.

7 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Dr. Merrill Stass-Isern	Board Supervisor, Chairwoman
11 Nancy Crouch	Board Supervisor, Vice Chairwoman
12 Kevin Foley	Board Supervisor, Assistant Secretary
13 John Chism	Board Supervisor, Assistant Secretary

14 Also present were:

15 David McInnes	District Manager, Vesta District Services
16 Jay King	Senior Vice President, Vesta Property Services
17 Scott Clark ( <i>joined in progress</i> )	District Counsel
18 Barry Kloptosky	Operations Manager
19 Vanessa Stepniak	Operations Supervisor
20 John Lucansky	Amenity Manager
21 Brian Bullock	B&B Tennis
22 Mike Frichol	Resident
23 Michael Flanagan	Resident
24 Dr. Rob Carlton	Resident
25 Allan Roffman	Resident
26 Mitch West	Resident
27 Donna McGevna	Resident
28 Veronica Reinhart	Resident
29 Chip Howden	Resident
30 Steve Bickers	Resident
31 Steve Dear	Resident
32 Ashley Fischer	Resident
33 Linda Lake	Resident
34 Mike Frichol	Resident
35 Dr. Steve Davidson	Resident
36 Howard McGaffney	FCS Management Group

37  
38 *The following is a summary of the discussions and actions taken at the July 17, 2025 Grand Haven CDD*  
39 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

40 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

41 The Pledge of Allegiance was led by Dr. Merrill.

42 **THIRD ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for agenda**  
43 **and non-agenda items)**

44 Prior to proceeding with Audience Comments, Dr. Merrill requested that the meeting proceedings  
45 start with Exhibit 12, regarding the use of pickleball and tennis courts, as a number of residents  
46 were in attendance specifically to comment on this agenda item.

Following discussion of the pickleball and tennis courts, the Board opened the floor to any audience comments for agenda and non-agenda items.

Mr. Frichol noted that he had submitted a list of concerns and issues with the proposal for pickleball on the tennis courts and suggested that issues with the lack of sufficient courts could be solved by spreading out reservation scheduling. Mr. Frichol also suggested that concerns regarding a potentially physically difficult playing surface could be addressed with players wearing the right footwear. Mr. Frichol commented that he felt that the input and consideration for the proposal had been skewed towards the pickleball community rather than taking into account the tennis players' needs and issues and recommended against moving forward.

Mr. Flanagan indicated that the pickleball community was a portion of the total Grand Haven community population and expressed concerns about the cost of conversion when there were other improvements, repairs, and upgrades elsewhere that could benefit residents more widely. Mr. Flanagan also noted some apparent confusion on the part of the tennis committee regarding communications and responsibilities and asked for the CDD as the sanctioning body to better outline the committee's rules to better facilitate the committee's coordination with the tennis community they represented.

Dr. Carlton expressed agreement with other concerns raised regarding the conversion of tennis courts for pickleball play. Dr. Carlton added that pickleball was designed to be played under a specific set of court conditions and suggested that play on a Har-Tru surface would end up being a hybrid sport that wasn't strictly pickleball, which he opined could present unforeseen liability concerns. Dr. Carlton also noted that having both tennis and pickleball regulation lines drawn on a court would be confusing for either sport's players.

Mr. Roffman stated that as the sports courts and their maintenance were paid for by the entire Grand Haven community through assessments, these courts were for Grand Haven to use as they saw fit and not necessarily locked into being strictly tennis courts or pickleball courts. Mr. Roffman noted the ratio of pickleball players to tennis players, as well as the demand for pickleball facilities among prospective home buyers according to realtors and spoke in favor of converting one tennis court to two pickleball courts accordingly.

Mr. West expressed agreement with Mr. Roffman's comments as a fellow member of the Pickleball Committee and commented on a forthcoming study conducted with the Amenity Manager and the Tennis Committee.

Ms. McGevna stated that she had not received a response to inquiries about participating on the subgroup on communications, or from the District Manager regarding a FOIA request. Ms. McGevna also stated that she had been denied a request for an ADA-compliant headset and characterized these as the CDD Board and staff acting against her in a retaliatory fashion, following claims about certain people lacking certifications that she had previously made during previous public comment periods. Dr. Merrill and Mr. McInnes indicated that the ADA-compliant headsets were available at the front of the meeting room. Ms. McGevna reiterated that she felt that this was a retaliatory environment and additionally questioned the validity of recent file uploads to the GHRIC website, citing a September 2024 timestamp she had found on a file.

Ms. Reinhart questioned whether all resident letters were being published, or if feedback was being cherry-picked in some manner, citing the number of positive comments on the newly reopened Café. Ms. Reinhart also asked about the selection process for various topics for discussion at meetings, and whether these were coordinated via discussions off the record. Ms. Reinhart also asked about how to bring up the topic of the dog park, as it was outside of the Amenity Manager's jurisdiction. Discussion ensued regarding taking the pet owner community's feedback into account for any future actions for the dog park.

95 **FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

96 **FIFTH ORDER OF BUSINESS – Presentations**

97 A. FFG Report on Employee Benefits – Chip Howden

98 On a MOTION by Mr. Chism, SECONDED by Ms. Crouch, WITH ALL IN FAVOR, the Board approved  
99 proceeding with the execution of the PEO contract, for the Grand Haven Community Development District.

100 Following the motion, the Board, District staff, and Mr. Howden discussed the contract review  
101 process, and the need to account for this to allow for its execution in a timely manner.

102 Mr. Chism withdrew his original motion.

103 On a MOTION by Mr. Chism, SECONDED by Ms. Crouch, WITH ALL IN FAVOR, the Board approved  
104 proceeding with the execution of the PEO contract, with the Chair of the Board to review, for the Grand  
105 Haven Community Development District.

106 *(The Board recessed the meeting at 11:30 a.m., and reconvened at 11:41 a.m.)*

107 B. Initial Report from FCS Management Group LLC

108 **SIXTH ORDER OF BUSINESS – Staff Reports**

109 A. District Engineer: David Sowell

110 Mr. McInnes provided the report on behalf of Mr. Sowell, including updates on forthcoming  
111 surveys on the dog park for drainage designs and the two Wild Oaks alternative exits, as well as  
112 the July 14 pre-bid meeting for a road resurfacing projects RFP which two potential bidders had  
113 attended. Following additional discussion on the Waterside Parkway/Sandpiper Court/Marlin Drive  
114 intersection and the costs for evaluation, requests were heard from the Board to relocate preliminary  
115 signs advising of an upcoming stop sign intersection from the North Gate and Village Center areas  
116 over to the Waterside directions of the Sandpiper Court/Marlin Drive intersection.

117 B. Exhibit 2: Amenity Manager: John Lucansky

118 C. Operations Manager: Barry Kloptosky

119 1. Exhibit 3: Presentation of Capital Project Plan Tracker

120 2. Exhibit 4: Monthly Report

121 D. Exhibit 5: District Counsel: Scott Clark

122 E. District Manager: David McInnes

123 The Board directed Mr. McInnes to continue working with Brown & Brown Inc. for switching over  
124 to their insurance policy from the current carrier for the next fiscal year. The Board additionally  
125 requested for the CDD check register to be emailed separately to the members of the Board rather  
126 than including it in the agenda packages moving forward, as part of efforts to reduce agenda sizes.

127 1. Exhibit 6: Meeting Matrix

128 2. Exhibit 7: Action Item Report

129 3. Exhibit 8: Paul Culver Construction, Inc. Application – Invoice #6

130 **SEVENTH ORDER OF BUSINESS – Consent Agenda Items**

131 A. Exhibit 9: Consideration for Acceptance – The June 2025 Unaudited Financial Report

132 The Board requested for the check register to be emailed



B. Exhibit 10: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Meeting Held June 5, 2025

C. Exhibit 11: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 19, 2025

On a MOTION by Dr. Merrill, SECONDED by Ms. Crouch, WITH ALL IN FAVOR, the Board approved all items of the Consent Agenda, for the Grand Haven Community Development District.

**EIGHTH ORDER OF 5 – Business Items**

**NINTH ORDER OF BUSINESS – Discussion Topics**

A. Exhibit 12: Rules Regarding the Use of Tennis & Pickleball Courts

Mr. Bullock stated that he was present to address any questions from Board members or audience members regarding converting tennis courts for pickleball play. Mr. Bullock stated that he had seen similar conversion projects at other CDDs previously and noted surface and maintenance considerations.

1. Comments by Supervisor Foley
2. Comments by John Lucansky
3. Exhibit 13: Written Comments from Supervisor Brazen
4. Comments by Chair Merrill Stass-Isern, M.D.

Mr. Roffman asked about the pricing difference of converting courts as opposed to just adding the pickleball regulation lines. Mr. Bullock stated that the court conversion would be about \$3,500, whereas adding in the lines would be in the \$1,000 to \$2,000 range. Mr. Bullock also clarified that a tennis court could be converted into four pickleball courts, but the fencing dimensions included a 45° corner which made for a potential hazard/insufficient clearance for the back left and right corners of pickleball courts, and suggested conversion into two courts instead to avoid these potential issues.

Mr. Flanagan and Mr. Bullock discussed the differences between Hydra systems and Har-Tru for court surfaces, with Mr. Bullock noting that Har-Tru tended to be less firm and could breathe more, which also necessitated more rolling treatments by comparison.

Mr. Bickers asked about the effects of the clay surface on pickleball bounces, and Mr. Bullock explained that both pickleball and tennis were negatively impacted by playing surfaces with many divots, stressing the importance of maintaining a smooth court surface.

Mr. West asked for clarification on Mr. Bullock's stance on converting only one court, and Mr. Bullock stated that his recommendation was for converting a court for either solely pickleball or tennis rather than both at the same time. Mr. Bullock also reiterated that the fencing structure and angles likely did not provide enough room for the back corners of pickleball courts with a 4-court conversion configuration.

Mr. Dear expressed some concerns about the number of lines painted or fastened onto the court, creating a slipping hazard when courts were damper.

An audience member asked about converting one of the existing asphalt pickleball courts to a clay playing surface as a trial run for pickleball play. Mr. Bullock indicated that the costs to rip up asphalt would run at around \$50,000 to \$60,000.

Ms. Fischer suggested that the tennis court availability stemmed from a portion of the community population heading back up north during the summer months, and that these courts would see much more activity when they returned during the winter. Ms. Fischer suggested that pickleball players

research alternative facilities outside of the community to accommodate play needs, specifically recommending Pictona at Holly Hill.

Ms. Lake asked about the number of facilities that Mr. Bullock had as clients that were being converted to pickleball courts, and what the general ratio was for number of players to the number of courts. Mr. Bullock stated that there were about 45 facilities ranging from Jacksonville to Orlando, and the number of courts at these clubs varied.

Mr. Frichol asked for clarification on types of court surfaces, and discussion ensued regarding Har-Tru and its reception at other facilities. In response to questions about relative safety, Mr. Bullock noted that the nature of the quick stop-and-start motions involved with play carried some inherent risks, but that clay court surfaces tended to be easier on the joints. Mr. Bullock also discussed current trends in pickleball court conversions, and following comments on facility rules and permitted play on various courts, the Board spoke in favor of getting a report from the Amenity Manager with input and information from both tennis and pickleball play committees.

**B. Pending Supervisor Led Projects**

1. Exhibit 14: Community Website Usage Report for the Period Ending 06/30/2025 – Dr. Merrill

**C. Insurance Claim Proposal for Hurricane Milton from Adjustor**

On a MOTION by Dr. Merrill, SECONDED by Ms. Crouch, WITH ALL IN FAVOR, the Board approved proceeding with the pergola repair, in an amount not to exceed \$190,000.00, for the Grand Haven Community Development District.

**TENTH ORDER OF BUSINESS – Supervisor Led Projects**

**A. Valley Bank Line of Credit Proposal – Supervisor Foley**

The Board opted not to move forward with the line of credit proposal from Valley Bank. Mr. Foley stated that he would inform the bank that the offer was good but that the CDD Board did not feel ready to approve the line of credit at this time.

**B. Exhibit 15: After Action Review Report Summary – Supervisor Chism**

The Board requested that the Operations Supervisor to send them the compiled list of expenses related to the café renovation project. Additional discussion ensued regarding itemization of District Counsel invoices based on specific tasks done.

**C. Tree Removal Plan – Supervisor Foley**

Following a presentation from Dr. Davidson and further discussion by Mr. Foley, Mr. Clark advised the Board that the anticipated scope of pricing and type of work would not necessitate going out for bid, and the Board had the option of moving forward with the contractor that they were familiar with.

On a MOTION by Mr. Foley, SECONDED by Ms. Crouch, WITH ALL IN FAVOR, the Board approved designating Old City Tree as the contractor for tree removal, for the Grand Haven Community Development District.

**ELEVENTH ORDER OF BUSINESS – Supervisors' Requests**

Dr. Merrill stated that she anticipated that Ms. Crouch would be providing information from the communications fact-finding group at the next meeting.

Mr. McInnes and Ms. Stepniak reminded the attendees that three headsets to assist with hearing-impaired individuals were available for use at the meetings upon request. Mr. McInnes also

addressed a previous resident comment regarding potential FOIA issues, explaining that FOIA applied on the federal level, whereas the state of Florida had Sunshine law and its own specific set of public records law which allowed for requests requiring significant amounts of additional man-hours of work in producing and providing the requested records to be billed specific amounts to be received via check prior to this work commencing. Mr. McInnes noted that until a check was received in these circumstances, the office would not begin said work.

Mr. Chism asked about the process to provide his updates to the Board, and Mr. McInnes stated that the appropriate meeting agenda location for presenting these would be under the Supervisor Led Projects order of business. Mr. McInnes stated that Supervisors could provide any relevant handouts to himself for inclusion on the agenda or they could bring in copies for distribution to Board members at the meetings themselves. In response to an additional inquiry about specific statutes dictating what a Fact-Finding Group could and could not do, Mr. McInnes recommended that Mr. Chism discuss this with District Counsel, noting that Mr. Clark had also previously sent out a memorandum on the topic.

#### **TWELFTH ORDER OF BUSINESS – Action Items Summary**

The action items were as follows:

- Supervisors will send the District Manager their questions about the Amenity Manager survey, and the District Manager will compile these questions to send to the Amenity Manager.
- The District Manager will distribute the check register directly to the Board via email on a monthly basis separately from the meeting agendas.
- The Operations Manager will transfer road signage to Waterside Parkway, to be placed at its intersection with Marlin Drive and Sandpiper Court.
- The Operations Supervisor will send the cost of the café renovation to the District Manager to send to the Board.
- District Counsel will write a letter to the CEO of Escalante regarding issues raised at the meeting.

#### **THIRTEENTH ORDER OF BUSINESS – Meeting Matrix Summary**

No additions to the Meeting Matrix were noted at the meeting.

#### **FOURTEENTH ORDER OF BUSINESS – Adjournment**

On a MOTION by Mr. Foley, SECONDED by Dr. Merrill, WITH ALL IN FAVOR, the Board, at 2:57 p.m., adjourned the meeting for the Grand Haven Community Development District.
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*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

258 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
259 meeting held on August 21, 2025.

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263

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Signature

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Signature

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Printed Name

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Printed Name

264 Title:   ☐ Secretary   ☐ Assistant Secretary

Title:   ☐ Chairman   ☐ Vice Chairman

## EXHIBIT 13



**RESOLUTION 2025-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

**WHEREAS**, the Grand Haven Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Flagler County, Florida; and

**WHEREAS**, the District is statutorily required to prepare an annual meeting schedule of its regular meetings which designates the date, time, and location of the District’s meetings; and

**WHEREAS**, the Board has proposed the Fiscal Year 2025-2026 annual meeting schedule as attached in **Exhibit A**.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A.”

**Section 2.** In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Flagler County and the City of Palm Coast, a schedule of the District’s regular meetings.

**Section 3.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of August, 2025.

**ATTEST:**

**GRAND HAVEN COMMUNITY  
DEVELOPMENT DISTRICT**

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**SECRETARY/ASST. SECRETARY**

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**CHAIRMAN/VICE CHAIRMAN**

**EXHIBIT “A”**

**BOARD OF SUPERVIORS’ MEETING DATES  
GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026**

**Workshops:**

October 2, 2025 – Yom Kippur  
January 1, 2026 – New Year’s – Vesta Holiday  
February 5, 2026  
March 5, 2026  
April 2, 2026 - Passover  
May 7, 2026  
June 4, 2026  
August 6, 2026  
September 3, 2026

**Regular Meetings:**

October 16, 2025  
November 6, 2025  
December 4, 2025  
January 15, 2026  
February 19, 2026  
March 19, 2026  
April 16, 2026  
May 21, 2026 - Shavuot  
June 18, 2026  
July 16, 2026  
August 20, 2026 – Regular Meeting at 3:00 PM &  
August 20, 2026 – Budget Public Hearing at 5:00 PM  
September 17, 2026

Except as otherwise indicated above, all regular board meetings will convene the 3<sup>rd</sup> Thursday of the month at 9:00 a.m. at the Grand Haven Room, located at 2001 Waterside Parkway, Palm Coast, Florida 32137. All workshop meetings will convene the 1st Thursday of the month at 9:00 a.m. at the Grand Haven Room, located at 2001 Waterside Parkway, Palm Coast, Florida 32137.

## EXHIBIT 14

# SWORN STATEMENT

ISSUED  
October 01, 2024

IN

POLICY NUMBER  
100124513

EXPIRES  
October 01, 2025

PROOF OF LOSS

CLAIM NUMBER  
009.023748.MI

TO THE

AGENCY AT  
Per Policy

## FLORIDA INSURANCE ALLIANCE

At time of loss, by the above indicated policy of insurance you insured  
Grand Haven Community Development District

Against loss by All Risks of Direct Physical Loss or Damage, Per Policy Conditions, to the property described; according to the terms and conditions of the said policy and all forms, endorsements, transfers and assignments attached thereto.

TIME AND ORIGIN A Named Storm loss occurred about the hour of 12:00 o'clock AM.

on the 9th day of October, 2024. The cause and origin of the said loss were:

Wind damages due to Hurricane Milton as outlined in McLarens adjustment.

OCCUPANCY The building described, or containing the property described, was occupied at the time of the loss as follows, and for no other purpose whatever: as business purposes of the insured's.

TITLE AND INTEREST At the time of the loss the interest of your insured in the property described therein was Owner.

No other person or persons had any interest therein or incumbrance thereon, except: None.

CHANGES Since the said policy was issued there has been no assignment thereof, or change of interest, use, occupancy, possession, location or exposure of the property described, except: None.

TOTAL INSURANCE THE TOTAL AMOUNT OF INSURANCE upon the property described by this policy was, at the time of the loss, Per Policy, as more particularly specified in the apportionment attached under policy # 100124513 besides which there was no policy or other contract of insurance, written or oral, valid or invalid.

VALUE THE ACTUAL CASH VALUE of said property at the time of the loss was ..... Not Determined

LOSS THE WHOLE LOSS AND DAMAGE was ..... \$ 182,960.69

AMOUNT CLAIMED: THE AMOUNT CLAIMED under the above Policy Number is .....  
(Loss line less Named Storm Deductible of \$17,875.65 less depreciation of \$14,074.85) \$ 151,010.19

### SPECIAL CONDITIONS: Actual Cash Value Payment

The said loss did not originate by any act, design or procurement on the part of your insured, or this affiant; nothing has been done by or with the privity or consent of your insured or this affiant, to violate the conditions of the policy, or render it void; no articles are mentioned herein or in annexed schedules but such as were destroyed or damaged at the time of said loss; no property saved has in any manner been concealed, and no attempt to deceive the said company, as to the extent of said loss, has in any manner been made. Any other information that may be required will be furnished and considered a part of this proof.

The furnishing of this blank or the preparation of proofs by a representative of the above insurance company is not a waiver of any of its rights.

State of \_\_\_\_\_

County of \_\_\_\_\_ Insured

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

State of \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

(SEAL)

## EXHIBIT 15



CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Allowance	Creekside Amenity Center	Access Control Repairs & Replacement	Each	1	\$16,500	CapEx
Allowance	Grand Haven Common Areas	Concrete, Curb and Gutter Repairs & Replacement	Each	1	\$100,000	CapEx
Allowance	Grand Haven Common Areas	Concrete, Sidewalk Repairs & Replacement	Each	1	\$20,000	CapEx
Allowance	Grand Haven Common Areas	Decorative Street Light Pole	Each	5	\$5,000	CapEx
Allowance	Grand Haven Common Areas	Firewise Projects	Each	1	\$56,000	CapEx
Allowance	Grand Haven Common Areas	Infrastructure Repairs-Stormwater System	Each	1	\$200,000	CapEx
Allowance	Grand Haven Common Areas	Lake Aerator (Annual) Ponds, 1, 2, 4, 5, 6, 9, 10	Each	1	\$37,000	CapEx
Allowance	Grand Haven Common Areas	Landscape Enhancements	Each	1	\$58,000	CapEx
Allowance	Grand Haven Common Areas	Pond Bank Reinforcement	Each	1	\$35,000	CapEx
Allowance	Grand Haven Common Areas	Road Repairs	Each	1	\$33,000	CapEx
Allowance	Grand Haven Common Areas	Street Signs and Poles, Replacement	Each	1	\$10,000	CapEx
Allowance	Grand Haven Common Areas	Tree Removal	Each	1	\$84,000	CapEx
Boardwalk	Esplanade	Deck & Railing - Esplanade (Golf Club)	Each	1	\$60,000	CapEx
Boardwalk	Esplanade	Deck & Railing - Esplanade (Jasmine)	Each	1	\$70,000	CapEx
Boardwalk	Esplanade	Wood Deck & Railing - Esplanade (Waterview)	Each	1	\$65,000	CapEx
Boardwalk	Creekside	Pier Dock, Wood Framing & Pilings - Fishing Dock	Each	1	\$50,000	CapEx
Doors & Windows	Village Center	Door - Fire	Each	1	\$6,000	CapEx
Doors & Windows	Village Center	Door 8'X3'	Each	12	\$498	O&M
Doors & Windows	Village Center	Door Double 16' X 3'	Each	2	\$799	O&M
Doors & Windows	Tiki Bar	Door, Metal Overhead	Each	1	\$5,000	CapEx
Doors & Windows	Village Center	Exterior Door, Frame & Trim	Each	1	\$45,000	CapEx
Doors & Windows	Creekside Amenity Center	Glass Door - 3' x 8'	Each	2	\$289	CapEx
Doors & Windows	Creekside Amenity Center	Metal Glass Door-3 'x 8'	Each	2	\$519	CapEx
Doors & Windows	Creekside Amenity Center	Window - 3' x 6'	Each	5	\$200	CapEx
Doors & Windows	Creekside Amenity Center	Window - 4' x 6'	Each	5	\$265	CapEx
Doors & Windows	Village Center	Windows	Sq. In.	16500	\$2	CapEx
Electrical Fixtures	Café	Exit sign	Each	4	\$130	CapEx
Electrical Fixtures	Café	Exit sign	Each	4	\$130	CapEx
Electrical Fixtures	Grand Haven Common Areas	Meter/Breaker Box Repair & Replacement	Each	1	\$23,000	CapEx
Electronics	Village Center	Audio System Grand Haven Room	Each	1	\$7,500	CapEx
Electronics	Creekside Amenity Center	Audio System Social Room	Each	1	\$7,500	CapEx
Electronics	Gatehouse & Maintenance	Computer - Laptop	Each	1	\$1,170	CapEx
Electronics	Grand Haven Common Areas	Computer Software - Community Access Database	Each	1	\$50,000	CapEx
Electronics	Village Center	Computer Workstation, Point Of Sale - Amenities	Each	1	\$2,046	CapEx
Electronics	Village Center	Copy Machine-High Speed	Each	1	\$1,073	CapEx
Electronics	Grand Haven Common Areas	Electronics, Office Technology Allowance - Community	Each	1	\$16,445	CapEx
Electronics	Village Center	Electronics, Sound System for Pool Area	Each	1	\$18,164	CapEx
Electronics	Grand Haven Common Areas	Grand Haven Room Microphones	Each	1	\$13,201	CapEx
Electronics	Gatehouse & Maintenance	Multifunction printer	Each	1	\$450	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Electronics	Grand Haven Common Areas	Scanners	Each	1	\$4,500	CapEx
Electronics	Grand Haven Common Areas	Security Camera and DVR System	Each	1	\$15,000	CapEx
Electronics	Village Center	Speakers	Each	8	\$400	CapEx
Electronics	Village Center	Speakers	Each	4	\$400	CapEx
Electronics	Café	Speakers	Each	6	\$400	CapEx
Electronics	Village Center	Speakers	Each	12	\$275	CapEx
Electronics	Village Center	Television	Each	3	\$550	CapEx
Electronics	Café	Television	Each	6	\$300	CapEx
Electronics	Village Center	WiFi Router	Each	2	\$650	CapEx
Electronics	Creekside Amenity Center	Server	Each	1	\$17,085	CapEx
Fencing & Gates	Wild Oaks	Fence, Chain Link, 4' - Wild Oaks Dog Park	Each	1	\$5,321	CapEx
Fencing & Gates	Grand Haven Common Areas	Arbor, PVC - Main Entry (Side Parks)	Each	1	\$1,300	CapEx
Fencing & Gates	Creekside Amenity Center	Fence, Chain Link, 6' - Pool Equipment	Each	1	\$2,183	CapEx
Fencing & Gates	Village Center	Fence, Chain Link, 4' - Playground	Each	1	\$2,469	CapEx
Fencing & Gates	Creekside Amenity Center	Railing, Alum Picket, 36" - Amenity Center	Each	1	\$8,360	CapEx
Fencing & Gates	Gatehouse & Maintenance	Fence, Chain Link, 6' - Maintenance Re-Use I	Each	1	\$31,901	CapEx
Fencing & Gates	Grand Haven Common Areas	Fence, Alum Picket - Columns South Entry	Each	1	\$4,920	CapEx
Fencing & Gates	Grand Haven Common Areas	Fence, Alum Picket, 4' - Wild Oaks Property L	Each	1	\$73,440	CapEx
Fencing & Gates	Grand Haven Common Areas	Fence, Alum Picket, 4'-5' - North Entry	Each	1	\$24,288	CapEx
Fencing & Gates	Creekside Amenity Center	Fence, Alum Picket, 5' - Playground	Each	1	\$7,776	CapEx
Fencing & Gates	Wild Oaks	Fence, Alum Picket, 5' - Playground Wild Oak	Each	1	\$7,776	CapEx
Fencing & Gates	Creekside Amenity Center	Fence, Alum Picket, 5' - Pool Deck	Each	1	\$25,416	CapEx
Fitness Equipment	Village Center	Fitness, Cardio, Elliptical CrossTrainer	Each	2	\$5,600	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Bench	Each	1	\$1,855	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Cardio, Elliptical Cross-Trainer	Each	2	\$5,599	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Cardio, Recumbent Bike	Each	2	\$4,460	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Cardio, Treadmill	Each	3	\$7,250	CapEx
Fitness Equipment	Village Center	Fitness, Cardio, Treadmills	Each	3	\$5,999	CapEx
Fitness Equipment	Village Center	Fitness, Incline Bench	Each	1	\$600	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Ab/Dip	Each	1	\$1,899	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Chest Press	Each	1	\$3,999	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Lat Pulldown	Each	1	\$3,199	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Leg Curl	Each	1	\$4,100	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Leg Extension	Each	1	\$4,200	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Pec Fly/Rear Delt	Each	1	\$2,999	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Seated Row	Each	1	\$3,150	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Machine, Tricep/Bicep	Each	1	\$6,350	CapEx
Fitness Equipment	Village Center	Fitness, Weight Set, Dumbbells	Each	2	\$2,000	CapEx
Fitness Equipment	Village Center	Fitness, Cardio, Recumbent Bike	Each	1	\$4,200	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Machine, Ab Crunch	Each	1	\$7,954	CapEx
Fitness Equipment	Village Center	Fitness, Cardio, Stationary Bike	Each	2	\$3,599	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Machine, Lat Pulldown/Mid R	Each	1	\$6,324	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Machine, Leg Extension/Leg C	Each	1	\$7,999	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Set, Dumbbells	Each	1	\$3,950	CapEx
Fitness Equipment	Village Center	Fitness, smart ball system and rack	Each	1	\$2,000	CapEx
Fitness Equipment	Village Center	Fitness, Weight Bench	Each	2	\$1,450	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Machine, Multi-Press	Each	1	\$7,858	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Arm Extension	Each	1	\$3,200	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Machine, Toe Raise/Leg Press	Each	1	\$5,315	CapEx
Fitness Equipment	Village Center	Portable Ballet Barre	Each	16	\$160	CapEx
Flooring & Tile	Creekside Amenity Center	Flooring - Carpet	Sq. Ft.	525	\$11	CapEx
Flooring & Tile	Village Center	Flooring - Epoxy	Sq. Ft.	825	\$12	CapEx
Flooring & Tile	Creekside Amenity Center	Flooring - Rubber - Fitness Center	Sq. Ft.	780	\$15	CapEx
Flooring & Tile	Village Center	Flooring - Tile	Sq. Ft.	4450	\$25	CapEx
Flooring & Tile	Village Center	Grand Haven Room Storage Closet-Carpet	Each	1	\$2,280	CapEx
Flooring & Tile	Creekside Amenity Center	Finish, Tile Walls - Amenity Center Restrooms	Each	1	\$16,211	CapEx
Flooring & Tile	Creekside Amenity Center	Flooring - Tile	Sq. Ft.	2226	\$25	CapEx
Flooring & Tile	Village Center	Flooring - Rubber - Fitness Center	Sq. Ft.	1205	\$15	CapEx
Footbridge	Wild Oaks	Footbridge - Wild Oaks	Ln. Ft.	276	\$650	CapEx
Footbridge	Wild Oaks	Footbridge - Wild Oaks - Blue Haven	Ln. Ft.	50	\$650	CapEx
Fountains & Aerators	Village Center	Fountain, Architectural/Deocorative	Each	1	\$45,000	CapEx
Furniture, Fixtures & Equipment	Café	Avantco W43 12" x 27" 4/3 Size Electric Countertop Food Warmer	Each	1	\$150	CapEx
Furniture, Fixtures & Equipment	Café	Regency 18" x 60" Stainless Steel Wall-Mounted Pot Rack with Shelf/Hooks	Each	3	\$200	CapEx
Furniture, Fixtures & Equipment	Café	Regency 24" x 18" Stainless Steel Portable Ice Bin with Sliding Lid	Each	1	\$620	CapEx
Furniture, Fixtures & Equipment	Café	Regency 24" x 48" Stainless Steel Commercial Work Table,4" Backsplash	Each	2	\$250	CapEx
Furniture, Fixtures & Equipment	Café	Vulcan CASTERS DOUBLE Equivalent 6" Plate Caster - 4/Set	Each	2	\$110	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Recycled plastic picnic table 48"	Each	8	\$2,000	CapEx
Furniture, Fixtures & Equipment	Café	Advance Tabco 24" x 48" Stainless Steel Work Table with 5" Backsplash	Each	1	\$700	CapEx
Furniture, Fixtures & Equipment	Café	Advance Tabco Shelf NSF Chrome Wire Shelf	Each	2	\$300	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Furniture, Fixtures & Equipment	Café	Advance Tabco WS-12-96-16 12" x 96" Wall Shelf - Stainless Steel	Each	4	\$350	CapEx
Furniture, Fixtures & Equipment	Village Center	Automatic Power Swing Door	Each	1	\$2,000	CapEx
Furniture, Fixtures & Equipment	Café	Avantco 28" 1 Door Mega Top Refrigerated Sa	Each	1	\$1,300	CapEx
Furniture, Fixtures & Equipment	Café	Avantco 27" 4/3 Size Electric Countertop Foo	Each	1	\$140	CapEx
Furniture, Fixtures & Equipment	Café	Avantco 80" Black Horizontal Bottle Cooler	Each	1	\$1,700	CapEx
Furniture, Fixtures & Equipment	Café	Avantco APT-27-HC 27" 1 Door Refrigerated Sandwich Prep Table	Each	1	\$1,000	CapEx
Furniture, Fixtures & Equipment	Café	AvaValley WRC-165-DZ Dual Temperature Full Glass Door Wine Cooler	Each	1	\$1,150	CapEx
Furniture, Fixtures & Equipment	Village Center	Bar Base	Ln. Ft.	38.5	\$300	CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating 24" x 30" Natural Veneer Wood I	Each	6	\$125	CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating 30" x 48" Natural Veneer Wood I	Each	13	\$250	CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating 30" x 72" Natural Veneer Wood Indoor Table Top	Each	2	\$370	CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating Atlas Black Powder-Coated Stee	Each	2	\$200	CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating Bali Outdoor / Indoor Black Standard Height 4-Leg Table Base	Each	6	\$150	CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating Berkeley Natural Beechwood La	Each	15	\$200	CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating Berkeley Natural Beechwood La	Each	76	\$140	CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating Margate Outdoor / Indoor Standard Height Black End Table Base Set - 2/Set	Each	13	\$200	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Bike Rack	Each	4	\$350	CapEx
Furniture, Fixtures & Equipment	Tiki Bar	Built-In Cabinets & Counters	Each	1	\$15,764	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Built-In Cabinets & Counters - Amenity Cente	Each	1	\$8,842	CapEx
Furniture, Fixtures & Equipment	Café	Bunn 38700.0014 Axiom 4/2 Twin 12 Cup Automatic Coffee Brewer w/ 4 upper and 2 Warmers	Each	1	\$1,600	CapEx
Furniture, Fixtures & Equipment	Café	Café, Finish, Clg, 2x2	Each	1	\$7,867	CapEx
Furniture, Fixtures & Equipment	Café	Chair - Accent Leather	Each	76	\$185	CapEx
Furniture, Fixtures & Equipment	Café	Computer Workstation, Point Of Sale - Cafe B	Each	1	\$7,000	CapEx
Furniture, Fixtures & Equipment	Café	Convection Oven, Dbl - Cafe Kitchen	Each	1	\$6,300	CapEx
Furniture, Fixtures & Equipment	Café	Cooler, Keg - Bar	Each	1	\$5,438	CapEx
Furniture, Fixtures & Equipment	Café	Cooler, Under Counter 1 Door -Kitchen	Each	1	\$2,473	CapEx
Furniture, Fixtures & Equipment	Café	Cooler, Upright, 1 Door - Kitchen	Each	1	\$7,686	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Furniture, Fixtures & Equipment	Café	Cooler, Walk-In, Inside - Cafe Kitchen	Each	1	\$19,450	CapEx
Furniture, Fixtures & Equipment	Café	Cooler, Walk-In, Outside - Kitchen	Each	1	\$19,450	CapEx
Furniture, Fixtures & Equipment	Café	Exhaust Hood w/Fire Suppression - Kitchen	Each	1	\$25,000	CapEx
Furniture, Fixtures & Equipment	Village Center	Exterior Collumn ReplacementComponent - A	Each	1	\$30,000	CapEx
Furniture, Fixtures & Equipment	Village Center	Finish, Clg, 2x2 Amenity Center Grand Haven	Each	1	\$11,995	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Finish, Clg, 2x4 - Amenity Center Kitchen	Each	1	\$729	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Finish, Clg, 2x4 - Amenity Center Office/Con	Each	1	\$2,956	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Finish, Clg, 2x4 - Amenity Center Fitness Cen	Each	1	\$5,177	CapEx
Furniture, Fixtures & Equipment	Village Center	Finish, Clg, 2x4 Amenity Center Fitness Cente	Each	1	\$7,941	CapEx
Furniture, Fixtures & Equipment	Village Center	Finish, Clg, 2x4 Amenity Center Kitchen	Each	1	\$4,739	CapEx
Furniture, Fixtures & Equipment	Café	Freezer, Upright, 1 Door - Kitchen	Each	1	\$3,843	CapEx
Furniture, Fixtures & Equipment	Café	Freezer, Upright, 2 Door - Kitchen	Each	1	\$17,361	CapEx
Furniture, Fixtures & Equipment	Café	Fryer - Used	Each	1	\$1,400	CapEx
Furniture, Fixtures & Equipment	Café	Fryer - Vulcan LG400-1 45-50 lb. Natural Gas	Each	1	\$1,300	CapEx
Furniture, Fixtures & Equipment	Café	Glass Washer - Bar	Each	1	\$4,638	CapEx
Furniture, Fixtures & Equipment	Café	Ice Bin w/Bottle Well - Bar	Each	1	\$2,627	CapEx
Furniture, Fixtures & Equipment	Café	Ice chest - Rolling	Each	1	\$170	CapEx
Furniture, Fixtures & Equipment	Café	Main Street Equipment HTDT Single Rack High	Each	1	\$4,500	CapEx
Furniture, Fixtures & Equipment	Café	Microwave - Kitchen	Each	1	\$1,806	CapEx
Furniture, Fixtures & Equipment	Café	Outdoor Refrigeration Equipment	Each	1	\$12,000	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Patio Heater	Each	12	\$185	CapEx
Furniture, Fixtures & Equipment	Café	Range, Griddle Top - Kitchen	Each	1	\$6,262	CapEx
Furniture, Fixtures & Equipment	Village Center	Recycled plastic picnic table 48"	Each	6	\$1,500	CapEx
Furniture, Fixtures & Equipment	Café	Regency Stainless Steel Corrugated Top Glass Rack Storage Unit	Each	1	\$550	CapEx
Furniture, Fixtures & Equipment	Café	Regency Stainless Steel Corrugated Top Glass Rack Storage Unit - 23" x 24"	Each	2	\$529	CapEx
Furniture, Fixtures & Equipment	Café	Sink, 2-Compartment - Kitchen	Each	1	\$2,326	CapEx
Furniture, Fixtures & Equipment	Café	Sink, 3-Compartment - Kitchen	Each	1	\$2,524	CapEx
Furniture, Fixtures & Equipment	Café	Sink, Hand - Bar	Each	1	\$1,162	CapEx
Furniture, Fixtures & Equipment	Village Center	Speaker Podium	Each	1	\$800	CapEx
Furniture, Fixtures & Equipment	Café	Table - 24"x30"	Each	6	\$300	CapEx
Furniture, Fixtures & Equipment	Café	Table - 30"x36"	Each	13	\$400	CapEx
Furniture, Fixtures & Equipment	Café	Table - 30"x72"	Each	2	\$500	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Trash Bin - Domed Metal 32 gal	Each	5	\$650	CapEx
Furniture, Fixtures & Equipment	Village Center	Trash Bin - slim	Each	1	\$150	CapEx
Furniture, Fixtures & Equipment	Café	Vulcan VC44ED-240/3 Double Deck Full Size	Each	1	\$11,000	CapEx



CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Furniture, Fixtures & Equipment	Café	Bar Countertop	Sq. Ft.	900	\$20	CapEx
Furniture, Fixtures & Equipment	Café	Ice Machine - Kitchen	Each	1	\$5,899	CapEx
Furniture, Fixtures & Equipment	Café	Range, 6 Burner -Kitchen	Each	1	\$10,304	CapEx
Furniture, Fixtures & Equipment	Café	Salamander, line cooler - Kitchen	Each	1	\$3,924	CapEx
Furniture, Fixtures & Equipment	Café	Two Compartment Walk-in: Outdoor combo 9x15	Each	1	\$41,000	CapEx
Furniture, Fixtures & Equipment	Café	Cooler, 3 Door Reach-In - Bar	Each	1	\$6,103	CapEx
Furniture, Fixtures & Equipment	Tiki Bar	Cooler, Keg, Portable -	Each	1	\$1,661	CapEx
Furnitures, Fixtures & Decor	Café	Barstool	Each	18	\$210	CapEx
Furnitures, Fixtures & Decor	Village Center	Barstool	Each	11	\$210	CapEx
Furnitures, Fixtures & Decor	Creekside Amenity Center	Barstool	Each	20	\$210	CapEx
Furnitures, Fixtures & Decor	Creekside Amenity Center	Bench - Composite	Each	4	\$1,100	CapEx
Furnitures, Fixtures & Decor	Village Center	Chair - Accent cloth	Each	150	\$165	CapEx
Furnitures, Fixtures & Decor	Creekside Amenity Center	Chaise Lounge	Each	21	\$220	CapEx
Furnitures, Fixtures & Decor	Village Center	Table - 30" Round Plastic	Each	4	\$115	CapEx
Furnitures, Fixtures & Decor	Creekside Amenity Center	Table - Accent	Each	17	\$100	CapEx
Furnitures, Fixtures & Decor	Village Center	Table - Accent	Each	10	\$100	CapEx
Furnitures, Fixtures & Decor	Village Center	Table - 30" Round metal table with 2 chairs	Each	4	\$575	CapEx
Furnitures, Fixtures & Decor	Village Center	Table - 30"x48"	Each	1	\$250	CapEx
Furnitures, Fixtures & Decor	Creekside Amenity Center	Table - 48" Round metal table with 4 chairs	Each	8	\$872	CapEx
Furnitures, Fixtures & Decor	Village Center	Table - 48" Round metal table with 4 chairs	Each	6	\$872	CapEx
Furnitures, Fixtures & Decor	Village Center	Table - Folding - 30"x72"	Each	8	\$140	CapEx
Furnitures, Fixtures & Decor	Village Center	Table - Folding - 48"x48"	Each	10	\$55	CapEx
Furnitures, Fixtures & Decor	Creekside Amenity Center	Tiki Hut Furniture	Each	1	\$5,500	CapEx
Gazebo	Golf Club	Shelter, Wood Frame - Pier Dock Golf Club	Each	1	\$12,600	CapEx
Gazebo	Front Street	Wood Frame - Gazebo Front Street Park	Each	1	\$38,000	CapEx
Irrigation	Grand Haven Common Areas	Irrigation Pump/Motor, 50 Hp	Each	1	\$57,000	CapEx
Irrigation	Grand Haven Common Areas	Irrigation Pumps, Valves, Piping, & Infrastruct	Each	1	\$100,000	CapEx
Irrigation	Grand Haven Common Areas	Liner Replacment Allowance - Irrigation Re-U	Each	1	\$150,000	CapEx
Irrigation	Grand Haven Common Areas	Irrigation Pump Station Control Panel	Each	1	\$55,000	CapEx
Landscaping	Creekside Amenity Center	Croquet Court, Resodding	Each	1	\$48,207	CapEx
Landscaping	Village Center	Croquet Court, Resodding	Each	1	\$15,000	CapEx
Lighting	Creekside Amenity Center	Ceiling Fan	Each	12	\$145	CapEx
Lighting	Village Center	Can Lights - LED	Each	8	\$30	CapEx
Lighting	Café	Can Lights - LED	Each	47	\$30	CapEx
Lighting	Creekside Amenity Center	Can Lights - LED	Each	38	\$30	CapEx
Lighting	Café	Ceiling Fan	Each	4	\$145	CapEx
Lighting	Village Center	Ceiling Fans	Each	17	\$145	CapEx
Lighting	Café	Chandelier	Each	6	\$480	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Lighting	Grand Haven Common Areas	Light Bollard - Main Entry	Each	1	\$9,846	CapEx
Lighting	Grand Haven Common Areas	Light Bollard - South Entry	Each	1	\$2,188	CapEx
Lighting	Grand Haven Common Areas	Light Bollard - The Crossings	Each	1	\$4,376	CapEx
Lighting	Creekside Amenity Center	Light Bollard, Common Areas	Each	1	\$25,162	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Downlight - Pier Front Street Par	Each	1	\$3,600	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Landscape Uplight, Basic - Main	Each	1	\$4,360	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Landscape Uplight, Basic - South	Each	1	\$13,080	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Landscape Uplight, Basic - The C	Each	1	\$4,360	CapEx
Lighting	Village Center	Light Fixture, Landscape Uplight, Basic - Villa	Each	1	\$3,488	CapEx
Lighting	Wild Oaks	Light Fixture, Landscape Uplight, Basic - Wild	Each	1	\$1,308	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Landscape Uplight, Large - Main	Each	1	\$9,414	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Landscape Uplight, Large - Nort	Each	1	\$2,092	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Landscape Uplight, Large - Sout	Each	1	\$4,184	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Landscape Uplight, Large - The C	Each	1	\$2,092	CapEx
Lighting	Wild Oaks	Light Fixture, Landscape Uplight, Large - Wild	Each	1	\$12,552	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Lantern - Columns South Entry	Each	1	\$3,000	CapEx
Lighting	Creekside Amenity Center	Light Fixture, Sign Uplight - Monument	Each	1	\$436	CapEx
Lighting	Creekside Amenity Center	Light Fixture, Sign Uplight - Monument Creeks	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Fairwa	Each	1	\$1,744	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Front S	Each	1	\$872	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Golf Cl	Each	1	\$872	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Heritag	Each	1	\$872	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Lake H	Each	1	\$2,180	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Lakesi	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Linksid	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Linksid	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Main E	Each	1	\$1,744	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Marsh	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument North I	Each	1	\$872	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument North I	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument North I	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Osprey	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Osprey	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Rivers	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Riverw	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument South	Each	1	\$2,616	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument South	Each	1	\$872	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Southp	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Southr	Each	1	\$872	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument The Bl	Each	1	\$872	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument The Re	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument The Riv	Each	1	\$1,744	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Village	Each	1	\$436	CapEx
Lighting	Wild Oaks	Light Fixture, Sign Uplight - Monument Wild O	Each	1	\$1,744	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - The Crossings	Each	1	\$872	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Spotlight - Pier Dock Golf Club	Each	1	\$6,600	CapEx
Lighting	Village Center	Lighting - ceiling 22"x22"	Each	18	\$130	CapEx
Lighting	Café	Lighting - ceiling 22"x22"	Each	9	\$130	CapEx
Lighting	Café	Lighting - ceiling 22"x44"	Each	6	\$188	CapEx
Lighting	Village Center	Lighting - Hanging	Each	11	\$150	CapEx
Lighting	Creekside Amenity Center	Sconce 24"	Each	2	\$250	CapEx
Lighting	Village Center	Sconce 24"	Each	8	\$250	CapEx
Lighting	Village Center	Sconce 32"	Each	11	\$450	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Linksid	Each	1	\$436	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Flamingo Ct.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Pelican Ct.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Sandpiper Ct.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Ibis Ct. S.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Puffin	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Creekside Dr.	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox River Landing Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Chinier St	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox East Lake	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Eastlake Dr.	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Front St.	Each	6	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Grandview Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Jasimine Dr.	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Lagare St.	Each	6	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Lakeside Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Lakeside Way	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Lakeview Lane	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Marlin Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Marshview Ln.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox N. Park Cir.	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox N. Village Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox N. Village Pkwy.	Each	3	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Osprey Circle	Each	3	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Owls Roost Lane	Each	2	\$8,900	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Mailboxes	Grand Haven Common Areas	Mailbox Pine Harbor Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox River Park Dr. S.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox River Point Way	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox River Trail Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Riverbend Dr.	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox S. Waterview Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Sailfish Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Sand Pine Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Southlake Dr.	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Players Circle	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox St. Andrews Ct.	Each	5	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Augusta Trail	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Tanglewood Ct.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Deerfield Ct.	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Shinnecock Dr	Each	3	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Village Oaks Crosstie Ct.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox West Waterside Pkwy	Each	7	\$8,900	CapEx
Maintenance Equipment	Gatehouse & Maintenance	Maint, Concrete Mixer	Each	1	\$3,667	CapEx
Maintenance Equipment	Gatehouse & Maintenance	Maint, Pressure Washer	Each	1	\$7,000	CapEx
Maintenance Equipment	Gatehouse & Maintenance	Trailer	Each	1	\$4,696	CapEx
Maintenance Equipment	Gatehouse & Maintenance	Trailer	Each	1	\$4,696	CapEx
Mechanical & Electrical	Gatehouse & Maintenance	A/C Window Unit - South Gatehouse	Each	1	\$4,000	CapEx
Mechanical & Electrical	Creekside Amenity Center	Fire Alarm System - Amenity Center	Each	1	\$10,000	CapEx
Mechanical & Electrical	Creekside Amenity Center	A/C Air Handler Unit, 3 Ton - Amenity Center	Each	1	\$6,000	CapEx
Mechanical & Electrical	Village Center	A/C Air Handler Unit, 3 Ton - Amenity Center	Each	1	\$6,000	CapEx
Mechanical & Electrical	Village Center	A/C Air Handler Unit, 3.5 Ton - Amenity Center	Each	1	\$18,000	CapEx
Mechanical & Electrical	Village Center	A/C Air Handler Unit, 3.5 Ton - Amenity Center	Each	1	\$8,000	CapEx
Mechanical & Electrical	Village Center	A/C Air Handler Unit, 5 Ton - Amenity Center	Each	1	\$17,000	CapEx
Mechanical & Electrical	Creekside Amenity Center	A/C Air Handler Unit, 5 Ton - Amenity Center	Each	1	\$17,000	CapEx
Mechanical & Electrical	Village Center	A/C Air Handler Unit, 5 Ton - Amenity Center	Each	1	\$17,000	CapEx
Mechanical & Electrical	Creekside Amenity Center	A/C Condensing Unit, 3 Ton - Amenity Center	Each	1	\$6,000	CapEx
Mechanical & Electrical	Village Center	A/C Condensing Unit, 3 Ton - Amenity Center	Each	1	\$6,000	CapEx
Mechanical & Electrical	Village Center	A/C Condensing Unit, 3.5 Ton - Amenity Center	Each	1	\$8,000	CapEx
Mechanical & Electrical	Village Center	A/C Condensing Unit, 3.5 Ton - Amenity Center	Each	1	\$8,000	CapEx
Mechanical & Electrical	Creekside Amenity Center	A/C Condensing Unit, 5 Ton - Amenity Center	Each	1	\$17,000	CapEx
Mechanical & Electrical	Village Center	A/C Condensing Unit, 5 Ton - Amenity Center	Each	1	\$17,000	CapEx
Mechanical & Electrical	Village Center	A/C Condensing Unit, 5 Ton - Amenity Center	Each	1	\$17,000	CapEx
Mechanical & Electrical	Gatehouse & Maintenance	A/C Air Handler Unit, 1.5 Ton - Main Gatehouse	Each	1	\$2,000	CapEx
Mechanical & Electrical	Gatehouse & Maintenance	A/C Air Handler Unit, 1.5 Ton - North Gatehouse	Each	1	\$1,982	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Mechanical & Electrical	Gatehouse & Maintenance	A/C Air Handler Unit, 1.5 Ton - Shed Maintenance	Each	1	\$1,982	CapEx
Mechanical & Electrical	Creekside Amenity Center	A/C Air Handler Unit, 7.5 Ton - Amenity Center	Each	1	\$7,300	CapEx
Mechanical & Electrical	Gatehouse & Maintenance	A/C Condensing Unit, 1.5 Ton - Main Gatehouse	Each	1	\$2,141	CapEx
Mechanical & Electrical	Gatehouse & Maintenance	A/C Condensing Unit, 1.5 Ton - North Gatehouse	Each	1	\$2,141	CapEx
Mechanical & Electrical	Gatehouse & Maintenance	A/C Condensing Unit, 1.5 Ton - Shed Maintenance	Each	1	\$2,141	CapEx
Mechanical & Electrical	Creekside Amenity Center	A/C Condensing Unit, 7.5 Ton - Amenity Center	Each	1	\$20,000	CapEx
Mechanical & Electrical	Village Center	A/C Minisplit System - Amenity Center	Each	1	\$7,370	CapEx
Mechanical & Electrical	Village Center	A/C Minisplit System - Amenity Center	Each	1	\$7,370	CapEx
Mechanical & Electrical	Gatehouse & Maintenance	Call Boxes	Each	1	\$120,000	CapEx
Mechanical & Electrical	Village Center	Generator, Propane - Amenity Center	Each	1	\$30,456	CapEx
Mechanical & Electrical	Village Center	IT, Electronics, TV Projector & Screen - Grand Haven	Each	1	\$20,000	CapEx
Mechanical & Electrical	Village Center	Water Heater, Tankless - Amenity Center	Each	1	\$7,146	CapEx
Monuments	Grand Haven Common Areas	Monument	Each	1	\$20,937	CapEx
Monuments	Grand Haven Common Areas	Monument and Montague	Each	1	\$8,900	CapEx
Monuments	Grand Haven Common Areas	Monument Main Entry	Each	1	\$10,000	CapEx
Monuments	Grand Haven Common Areas	Monument North Entry	Each	1	\$43,200	CapEx
Monuments	Grand Haven Common Areas	Monument South Entry	Each	1	\$10,000	CapEx
Monuments	Grand Haven Common Areas	Site Column, Block & Stucco - North Entry	Each	1	\$6,960	CapEx
Monuments	Grand Haven Common Areas	Site Column, Brick - Main Entry (Side Parks)	Each	1	\$48,750	CapEx
Monuments	Grand Haven Common Areas	Site Column, Brick - WO Property Line	Each	1	\$3,000	CapEx
Monuments	Grand Haven Common Areas	Site Column, Brick, 6' - South Entry	Each	1	\$4,000	CapEx
Monuments	Grand Haven Common Areas	Site Column, Brick, 10' - South Entry	Each	1	\$12,000	CapEx
Monuments	Grand Haven Common Areas	Site Wall, Brick - Main Entry (Side Parks)	Each	1	\$18,969	CapEx
Monuments	Village Center	Flag Pole, Tap Brushed Alum, Veteran's Memorial	Each	1	\$3,514	CapEx
Painting & Waterproofing	Creekside Amenity Center	Gutters & Downspouts - Amenity Center	Each	1	\$5,000	CapEx
Painting & Waterproofing	Village Center	Gutters & Downspouts - Amenity Center	Each	1	\$5,000	CapEx
Painting & Waterproofing	Tiki Bar	Paint Exterior and Waterproof - Tiki Bar	Each	1	\$3,000	CapEx
Painting & Waterproofing	Gatehouse & Maintenance	Paint Exterior and Waterproof - Main Gatehouse	Each	1	\$2,100	CapEx
Painting & Waterproofing	Gatehouse & Maintenance	Paint Exterior and Waterproof - North Gatehouse	Each	1	\$8,000	CapEx
Painting & Waterproofing	Grand Haven Common Areas	Paint Exterior and Waterproof - South Gatehouse	Each	1	\$3,000	CapEx
Painting & Waterproofing	Village Center	Painting & Waterproofing Exterior	Sq. Ft.	1	\$50,000	CapEx
Painting & Waterproofing	Creekside Amenity Center	Painting & Waterproofing Exterior	Each	1	\$25,000	CapEx
Painting & Waterproofing	Village Center	Painting & Waterproofing Interior	Each	1	\$1,000	CapEx
Painting & Waterproofing	Creekside Amenity Center	Painting & Waterproofing Interior	Each	1	\$10,911	CapEx
Painting & Waterproofing	Gatehouse & Maintenance	Wood Siding/Trim Replacement - Main Gatehouse	Each	1	\$4,984	CapEx
Painting & Waterproofing	Village Center	Wood Siding/Trim Replacement - Shed Tennis	Each	1	\$3,570	CapEx
Painting & Waterproofing	Gatehouse & Maintenance	Wood Siding/Trim Replacement - Shed Maintenance	Each	1	\$4,389	CapEx
Painting & Waterproofing	Gatehouse & Maintenance	Wood Siding/Trim Replacement - Shed Maintenance	Each	1	\$4,389	CapEx
Paving	Village Center	Patio Deck Finish, Pebble - Amenity Center	Each	1	\$33,404	CapEx



CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Paving	Grand Haven Common Areas	Road Resurfacing Project 2025	Each	1	\$145,600	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2026	Each	1	\$151,776	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2027	Each	1	\$107,536	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2028	Each	1	\$227,523	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2029	Each	1	\$216,752	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2030	Each	1	\$278,582	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2031	Each	1	\$299,109	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2032	Each	1	\$250,690	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2033	Each	1	\$158,971	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2034	Each	1	\$341,128	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2035	Each	1	\$417,969	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2036	Each	1	\$165,120	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2037	Each	1	\$105,518	CapEx
Paving, Concrete, Pavers	Creekside Amenity Center	Pool Deck Brick Pavers	Each	1	\$43,145	CapEx
Paving, Concrete, Pavers	Village Center	Pool Deck Brick Pavers	Each	1	\$60,441	CapEx
Paving, Concrete, Pavers	Esplanade	Boardwalk	Ln. Ft.	12765	\$30	CapEx
Paving, Concrete, Pavers	Creekside Amenity Center	Pavers at Poolside	Sq. Ft.	792	\$30	CapEx
Paving, Concrete, Pavers	Village Center	Pavers at Poolside	Sq. Ft.	7410	\$30	CapEx
Pier	Front Street	Pier Dock, Trex Deck & Railing - Front Street D	Each	1	\$50,000	CapEx
Pier	Golf Club	Pier Dock, Deck & Railing - Golf Club Dock	Each	1	\$120,000	CapEx
Pier	Creekside	Pier Dock, Trex Deck & Railing	Each	1	\$50,000	CapEx
Plumbing Fixtures	Café	AO Smith Tankless gas water heater Model AT	Each	2	\$1,899	CapEx
Plumbing Fixtures	Creekside Amenity Center	Purpose Co LTD Tankless gas water heater Mo	Each	2	\$1,599	CapEx
Plumbing Fixtures	Creekside Amenity Center	AO Smith 40 Gallon tank eleectric water heat	Each	1	\$1,235	CapEx
Pools, Spas & Water Features	Creekside Amenity Center	Shelter Frame, Replace - Pool Deck	Each	1	\$8,500	CapEx
Pools, Water Features & Equipment	Tiki Bar	Gutters & Downspouts	Each	1	\$1,121	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Gutters & Downspouts - Amenity Center	Each	1	\$2,141	CapEx
Pools, Water Features & Equipment	Village Center	Pool, Fence, Chain Link, 6' Pool Equipment	Each	1	\$717	CapEx
Pools, Water Features & Equipment	Village Center	Pool, Pool Equipment, Filtration System	Each	1	\$21,000	CapEx
Pools, Water Features & Equipment	Village Center	Spa Equipment, Filtration System	Each	1	\$10,200	CapEx
Pools, Water Features & Equipment	Village Center	Bench - Composite	Each	2	\$1,020	CapEx
Pools, Water Features & Equipment	Village Center	Chaise Lounge	Each	42	\$220	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Electronics, Sound System - Amenity Center	Each	1	\$18,164	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Kid Pool Resurface, Exposed Aggregate & Tile	Each	1	\$5,400	CapEx
Pools, Water Features & Equipment	Tiki Bar	Microwave -	Each	1	\$1,806	CapEx
Pools, Water Features & Equipment	Village Center	Pool Equipment, Handicap Lift	Each	1	\$9,346	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Pool Equipment, Handicap Lift -	Each	1	\$9,346	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Pool Equipment, Heat Pump (4 units)	Each	4	\$6,500	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Pool Resurfacing, Exposed Aggregate & Tile Tr	Each	1	\$69,000	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Pools, Water Features & Equipment	Village Center	Pool, Heat Pump (4 units)	Each	4	\$6,500	CapEx
Pools, Water Features & Equipment	Village Center	Pool, Resurfacing, Exposed Aggregate & Tile T	Each	1	\$85,192	CapEx
Pools, Water Features & Equipment	Village Center	Pool, Spa Equipment, Heater, Gas	Each	1	\$5,000	CapEx
Pools, Water Features & Equipment	Village Center	Pool, Trellis, PT Wood Pool Area	Each	1	\$75,800	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Refrigerator - Amenity Center Kitchen	Each	1	\$1,751	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Shelter Fabric, Recover - Pool Deck	Each	1	\$9,850	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Spa Resurface, Exposed Aggregate & Tile Trim	Each	1	\$3,900	CapEx
Pools, Water Features & Equipment	Village Center	Spa Resurface, Exposed Aggregate & Tile Trim	Each	1	\$3,900	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Speakers	Each	2	\$275	CapEx
Pools, Water Features & Equipment	Village Center	Trash Bin - concrete decorative round	Each	2	\$1,029	CapEx
Pools, Water Features & Equipment	Village Center	Trash Bin - Domed Metal 32 gal	Each	3	\$650	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Trellis, PT Wood - Amenity Center	Each	1	\$12,000	CapEx
Pools, Water Features & Equipment	Village Center	Pool, Fence, Alum Picket, 5' Pool Deck	Each	1	\$16,416	CapEx
Pools, Water Features & Equipment	Tiki Bar	Exhaust Hood w/Fire Suppression -	Each	1	\$9,131	CapEx
Pools, Water Features & Equipment	Tiki Bar	Hot Dog Cooker -	Each	1	\$1,827	CapEx
Pools, Water Features & Equipment	Tiki Bar	Ice Machine -	Each	1	\$5,899	CapEx
Pools, Water Features & Equipment	Tiki Bar	Range, Griddle Top -	Each	1	\$3,131	CapEx
Pools, Water Features & Equipment	Tiki Bar	Sink, 3-Compartment -	Each	1	\$2,524	CapEx
Pools, Water Features & Equipment	Tiki Bar	Sink, Hand -	Each	1	\$581	CapEx
Pumps, Motors & Mechanical Equip	Gatehouse & Maintenance	Exterior, Aluminum Siding - Irrigation Pump H	Each	1	\$20,535	CapEx
Pumps, Motors & Mechanical Equip	Creekside Amenity Center	Pool Equipment, Filtration System	Each	1	\$21,000	CapEx
Pumps, Motors & Mechanical Equip	Creekside Amenity Center	Spa Equipment, Filtration System	Each	1	\$10,200	CapEx
Recreational Area	Creekside Amenity Center	Basketball Court Fencing,	Each	1	\$4,200	CapEx
Recreational Area	Village Center	Basketball Court Fencing,	Each	1	\$2,400	CapEx
Recreational Area	Wild Oaks	Basketball Court Fencing, Wild Oaks	Each	1	\$2,400	CapEx
Recreational Area	Village Center	Bocce Court, Shelter Frame, Replace Bocce	Each	2	\$1,067	CapEx
Recreational Area	Creekside Amenity Center	Basketball Court Resurfacing, Asphalt Base -	Each	1	\$7,425	CapEx
Recreational Area	Village Center	Basketball Court Resurfacing, Asphalt Base -	Each	1	\$7,425	CapEx
Recreational Area	Wild Oaks	Basketball Court Resurfacing, Asphalt Base -	Each	1	\$7,425	CapEx
Recreational Area	Creekside Amenity Center	Basketball Court, Asphalt, Rebuild	Each	1	\$70,500	CapEx
Recreational Area	Village Center	Basketball Court, Asphalt, Rebuild	Each	1	\$35,300	CapEx
Recreational Area	Wild Oaks	Basketball Court, Asphalt, Rebuild, Wild Oaks	Each	1	\$35,300	CapEx
Recreational Area	Creekside Amenity Center	Bike Rack	Each	6	\$321	CapEx
Recreational Area	Village Center	Bocce Court Light Pole & Single Fixture	Each	6	\$2,150	CapEx
Recreational Area	Village Center	Bocce Court, Shelter Fabric, Recover Bocce	Each	2	\$11,082	CapEx
Recreational Area	Village Center	Shelter Frame, Replace Pickleball Small	Each	4	\$889	CapEx
Recreational Area	Village Center	Bocce Court,Shelter Fabric, Recover Bocce	Each	2	\$1,250	CapEx
Recreational Area	Village Center	Bocce Court,Shelter Frame, Replace Bocce	Each	2	\$9,454	CapEx
Recreational Area	Village Center	Bocce Courts, Clay	Each	1	\$17,514	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Recreational Area	Village Center	Croquet, Shelter Frame, Replace -	Each	1	\$1,067	CapEx
Recreational Area	Wild Oaks	Dog Park Improvement Project	Each	1	\$20,000	CapEx
Recreational Area	Village Center	Pickleball Court Fencing, Chain Link	Each	1	\$5,793	CapEx
Recreational Area	Village Center	Pickleball Court Resurfacing, Asphalt	Each	4	\$3,500	CapEx
Recreational Area	Creekside Amenity Center	Post - with hangers	Each	5	\$150	CapEx
Recreational Area	Village Center	Shelter Fabric, Recover Pickleball Large	Each	4	\$1,042	CapEx
Recreational Area	Village Center	Tennis Court - Shelter Fabric, Recover	Each	1	\$1,500	CapEx
Recreational Area	Village Center	Tennis Court - Shelter Frame, Replace - (3 To	Each	3	\$1,066	CapEx
Recreational Area	Creekside Amenity Center	Tennis Court Fencing, Chain Link - Courts 1-	Each	1	\$40,300	CapEx
Recreational Area	Creekside Amenity Center	Tennis Court Fencing, Chain Link - Courts 5-	Each	1	\$32,989	CapEx
Recreational Area	Creekside Amenity Center	Tennis Court Resurfacing, Clay - Courts 1-7	Each	1	\$41,383	CapEx
Recreational Area	Village Center	Tennis Court Shelter Fabric, Recover - (3 Tot	Each	3	\$1,500	CapEx
Recreational Area	Village Center	Tennis Court Windscreen, 10' - Courts 1-7	Each	1	\$13,593	CapEx
Recreational Equipment	Creekside Amenity Center	Drinking Fountain, Outdoor	Each	1	\$2,243	CapEx
Recreational Equipment	Village Center	Drinking Fountain, Outdoor	Each	2	\$2,243	CapEx
Recreational Equipment	Creekside Amenity Center	Tennis - Pickle Court Light Pole & Double Fixtu	Each	16	\$3,225	CapEx
Recreational Equipment	Creekside Amenity Center	Tennis - Pickle Court Light Pole & Single Fixtur	Each	8	\$2,813	CapEx
Recreational Equipment	Creekside Amenity Center	Croquet, Shelter Frame, Replace - Croquet L	Each	1	\$4,905	CapEx
Recreational Equipment	Creekside Amenity Center	Croquet, Shelter Frame, Replace - Croquet S	Each	4	\$1,067	CapEx
Recreational Equipment	Creekside Amenity Center	AED Defibrillator	Each	1	\$2,840	CapEx
Recreational Equipment	Creekside Amenity Center	Basketball, Backboard with Pole -	Each	2	\$2,500	CapEx
Recreational Equipment	Village Center	Basketball, Backboard with Pole -	Each	1	\$2,500	CapEx
Recreational Equipment	Wild Oaks	Basketball, Backboard with Pole - Wild Oaks	Each	1	\$2,500	CapEx
Recreational Equipment	Creekside Amenity Center	Bench - Composite	Each	25	\$1,020	CapEx
Recreational Equipment	Creekside Amenity Center	Croquet, Furniture, Outdoor, Composite Tbl/C	Each	5	\$1,809	CapEx
Recreational Equipment	Creekside Amenity Center	Croquet, Shelter Fabric, Recover - Croquet L	Each	1	\$5,750	CapEx
Recreational Equipment	Creekside Amenity Center	Croquet, Shelter Fabric, Recover - Croquet S	Each	4	\$1,250	CapEx
Recreational Equipment	Village Center	Shelter Frame, Replace - Playground	Each	1	\$1,067	CapEx
Recreational Equipment	Gatehouse & Maintenance	Drinking Fountain, Outdoor - North Gatehous	Each	1	\$2,243	CapEx
Recreational Equipment	Creekside Amenity Center	Folding Chairs	Each	6	\$150	CapEx
Recreational Equipment	Village Center	Playground Structure, Coated Mtl	Each	1	\$50,000	CapEx
Recreational Equipment	Creekside Amenity Center	Playground Structure, Coated Mtl -	Each	1	\$40,000	CapEx
Recreational Equipment	Wild Oaks	Playground Structure, Coated Mtl - Wild Oaks	Each	1	\$30,000	CapEx
Recreational Equipment	Village Center	Shelter Fabric, Recover - Playground	Each	1	\$1,250	CapEx
Recreational Equipment	Wild Oaks	Shelter Fabric, Recover - Wild Oaks Park	Each	1	\$7,282	CapEx
Recreational Equipment	Creekside Amenity Center	Shelter Frame, Replace - Creekside	Each	1	\$4,621	CapEx
Recreational Equipment	Creekside Amenity Center	Table - Pation with umbrella	Each	2	\$2,000	CapEx
Recreational Equipment	Creekside Amenity Center	Trash Bin - Domed Metal 32 gal	Each	10	\$650	CapEx
Recreational Equipment	Creekside Amenity Center	Tread Blaster	Each	3	\$619	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Recreational Equipment	Creekside Amenity Center	Water Fountain - single	Each	8	\$2,243	CapEx
Recreational Equipment	Village Center	Water Fountain - single	Each	2	\$2,243	CapEx
Retaining Wall	Lake Haven	3"x18" Concrete Capstone with 4"x18" Concr	Ln. Ft.	4512	\$300	CapEx
Retaining Wall	Front Street	3"x18" Concrete Capstone with 4"x18" Concr	Ln. Ft.	3425	\$300	CapEx
Retaining Wall	Front Street	3"x18" Concrete Capstone with 4"x18" Concr	Ln. Ft.	4505	\$300	CapEx
Retaining Wall	Lake Haven	3"x18" Concrete Capstone with 4"x18" Concr	Ln. Ft.	2019	\$300	CapEx
Retaining Wall	Lake Haven	3"x18" Concrete Capstone with 4"x18" Concr	Ln. Ft.	1776	\$300	CapEx
Roofing	Café	Roof, Flat Roof, Café	Sq. Ft.	1376	\$30	CapEx
Roofs	Tiki Bar	Roof, Architectural Shingle	Each	1	\$7,884	CapEx
Roofs	Gatehouse & Maintenance	Roof, Architectural Shingle - North Gatehouse	Each	1	\$2,628	CapEx
Roofs	Gatehouse & Maintenance	Roof, Architectural Shingle - Shed Maintenance	Each	1	\$1,752	CapEx
Roofs	Gatehouse & Maintenance	Roof, Architectural Shingle - Shed Maintenance	Each	1	\$1,752	CapEx
Roofs	Village Center	Roof, Architectural Shingle - Shed Tennis Sto	Each	1	\$1,314	CapEx
Roofs	Grand Haven Common Areas	Roof, Metal Panel - Pier Dock Golf Club	Each	1	\$6,925	CapEx
Roofs	Creekside Amenity Center	Roof, Architectural Shingle - Amenity Center	Each	1	\$45,000	CapEx
Roofs	Village Center	Roof, Concrete Flat Tile - Amenity Center	Each	1	\$131,786	CapEx
Roofs	Grand Haven Common Areas	Roof, Metal Panel - Gazebo Front Street Park	Each	1	\$12,000	CapEx
Roofs	Grand Haven Common Areas	Roof, Metal Panel - Irrigation Pump House	Each	1	\$9,695	CapEx
Roofs	Gatehouse & Maintenance	Roof, Metal Panel - Main Gatehouse	Each	1	\$8,310	CapEx
Roofs	Gatehouse & Maintenance	Roof, Metal Panel - Pavilion South Entry (2 Tot	Each	1	\$5,540	CapEx
Roofs	Gatehouse & Maintenance	Roof, Metal Panel - South Gatehouse	Each	1	\$12,465	CapEx
Signage	Grand Haven Common Areas	Signage, HD Foam - Decorative Directional St	Each	1	\$3,600	CapEx
Signage	Grand Haven Common Areas	Signage, Traffic Light - Egret Dr Golf Cart Cros	Each	1	\$2,000	CapEx
Signage	Grand Haven Common Areas	Vehicle Traffic, Speed Control Improvements	Each	1	\$50,000	CapEx
Retaining Wall	Fairway's Edge	Bulkhead, Concrete & Stone - Fairways Edge	Each	1	\$486,606	CapEx
Retaining Wall	Linkside	Bulkhead, Concrete & Stone - Linkside & The	Each	1	\$1,099,053	CapEx
Retaining Wall	River's Edge	Retaining Wall, Stacked Stone - River Trail Dr	Each	1	\$31,954	O&M
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle 2011 Ford F-250, 4WD	Each	1	\$80,000	CapEx
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle, 2021 Ford F-150, 4WD	Each	1	\$35,000	CapEx
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle, 2014 UTV,Kawasaki Mule	Each	1	\$18,000	CapEx
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle, 2018 UTV,Kawasaki Mule	Each	1	\$18,000	CapEx
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle, 2021 Ford-F250, 2WD	Each	1	\$80,000	CapEx
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle, 2024 Golf Cart, Hybrid	Each	1	\$12,000	CapEx
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle, 2025 John Deere Mule	Each	1	\$18,000	CapEx
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle, 2019 Truck w/Boom Lift - Ford F-150	Each	1	\$87,000	CapEx
Vehicular Bridge	Front Street	Guard Rail, Wood - Bridge Montague St	Each	1	\$12,373	CapEx
Vehicular Bridge	Wild Oaks	Guard Rail, Wood - Bridge 1 Willow Oak & Blu	Each	1	\$10,000	CapEx
Vehicular Bridge	Wild Oaks	Guard Rail, Wood - Bridge 2 Willow Oak & Blu	Each	1	\$10,000	CapEx
Vehicular Bridge	Wild Oaks	Guard Rail, Wood - Bridge Willow Oak & Ditch	Each	1	\$10,000	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Boardwalk	River's Edge	Guard Rail, Wood - Retaining Wall River Trail I	Each	1	\$8,450	CapEx
Vehicular Bridge	Grand Haven Common Areas	Fence, Alum Picket, 3.5' - Bridge Wild Oaks E	Each	1	\$6,843	CapEx
Vehicular Bridge	Grand Haven Common Areas	Fence, Alum Picket, 4' - Bridge Willow Oak &	Each	1	\$5,760	CapEx
Vehicular Bridge	Grand Haven Common Areas	Fence, Alum Picket, 4' - Bridge Willow Oak &	Each	1	\$5,760	CapEx
Vehicular Bridge	Grand Haven Common Areas	Fence, Alum Picket, 4' - Bridge Willow Oak &	Each	1	\$6,480	CapEx
Vehicular Bridge	Grand Haven Common Areas	Bridge, Concrete - Montague St	Each	1	\$383,867	CapEx
Vehicular Bridge	Grand Haven Common Areas	Bridge, Concrete - Wild Oaks Entry	Each	1	\$326,120	CapEx
Vehicular Bridge	Grand Haven Common Areas	Bridge, Concrete - Willow Oak & Blue Oak	Each	1	\$326,120	CapEx
Vehicular Bridge	Grand Haven Common Areas	Bridge, Concrete - Willow Oak & Bluejack	Each	1	\$326,120	CapEx
Vehicular Bridge	Grand Haven Common Areas	Bridge, Concrete - Willow Oak & Ditch 10	Each	1	\$326,120	CapEx



## EXHIBIT 16

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**GENERAL FUND**

	FY 2024 ACTUALS	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 TO FY26
<b>REVENUES</b>				
<b>ASSESSMENTS LEVIED (NET OF ALLOWABLE DISCOUNTS):</b>				
ASSESSMENT LEVY - GENERAL FUND	\$ 4,037,223	\$ 4,316,689	\$ 4,642,867	\$ 326,178
ASSESSMENT LEVY - LAVISTA LANDSCAPE RESTORATION	-	25,852	4,000	(21,852)
ASSESSMENT LEVY - ESCALANTE PARKING LOT TAX	-	2,831	2,973	142
ON ROLL EXCESS FEES	20,884	-	-	-
<b>ADDITIONAL REVENUES:</b>				
FUND BALANCE FORWARD	-	124,136	14,978	(109,158)
GOLF COURSE PARKING LOT MAINTENANCE CONTRIBUTION	-	-	-	-
CAFÉ AND AMENITY REVENUE	-	-	-	-
REUSE WATER	28,915	23,000	23,000	-
GATE & AMENITY GUEST	16,705	9,000	9,000	-
TENNIS	1,116	500	500	-
ROOM RENTALS & REC CENTER USE FEE	2,627	2,000	2,000	-
INTEREST - INVESTMENTS	209,436	30,000	150,000	120,000
MISCELLANEOUS	3,087	-	-	-
<b>TOTAL REVENUES</b>	<b>4,319,992</b>	<b>4,534,008</b>	<b>4,849,318</b>	<b>315,310</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
SUPERVISORS - REGULAR MEETINGS	9,600	12,000	12,000	-
SUPERVISORS - WORKSHOPS	7,800	9,000	9,000	-
DISTRICT MANAGEMENT	45,271	44,413	46,634	2,221
ADMINISTRATIVE	11,033	11,806	12,396	590
ACCOUNTING	22,783	24,378	25,597	1,219
ASSESSMENT ROLL PREPARATION	10,026	10,727	11,264	537
OFFICE SUPPLIES	-	1,180	1,180	-
POSTAGE	3,909	3,539	4,104	565
AUDIT	9,800	4,400	4,500	100
LEGAL - GENERAL COUNSEL	162,782	114,067	170,000	55,933
ENGINEERING	69,083	42,800	45,796	2,996
ENGINEERING - SOTRMWATER ANALYSIS	-	-	5,000	5,000
LEGAL ADVERTISING	2,490	6,134	5,000	(1,134)
BANK FEES	1,472	1,770	1,858	88
DUES & LICENSES	175	206	175	(31)
PROPERTY TAXES	2,496	2,831	2,973	142
CONTINGENCY	158	25,000	25,000	-
<b>TOTAL ADMINISTRATIVE</b>	<b>358,878</b>	<b>314,251</b>	<b>382,476</b>	<b>68,225</b>
<b>INFORMATION AND TECHNOLOGY</b>				
IT SUPPORT	29,988	35,890	31,500	(4,390)
VILLAGE CENTER AND CREESKIDE TELEPHONE & FAX	8,000	7,906	8,459	553
CABLE/INTERNET-VILLAGE CENTER/CREEKSIDE	17,028	14,445	17,200	2,755
WI-FI FOR GATES / HOT SPOTS	-	30,745	32,897	2,152
LANDLINES/HOT SPOTS FOR GATES AND CAMERAS	32,721	-	-	-
CELL PHONES	6,148	8,390	8,977	587
WEBSITE HOSTING & DEVELOPMENT	1,629	1,787	1,912	125
ADA WEBSITE COMPLIANCE	210	248	1,500	1,252
COMMUNICATIONS: E-BLAST	628	590	631	41
<b>TOTAL INFORMATION AND TECHNOLOGY</b>	<b>96,351</b>	<b>100,001</b>	<b>103,077</b>	<b>3,076</b>
<b>INSURANCE</b>				
INSURANCE	153,999	195,514	210,000	14,486
<b>TOTAL INSURANCE</b>	<b>153,999</b>	<b>195,514</b>	<b>210,000</b>	<b>14,486</b>
<b>UTILITIES</b>				
ELECTRIC				
ELECTRIC SERVICES - #12316, 85596, 65378	37,705	8,939	9,564	625

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**GENERAL FUND**

	<b>FY 2024 ACTUALS</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25 TO FY26</b>
59 ELECTRIC- VILLAGE CENTER - #18308	37,476	41,718	44,638	2,920
60 ELECTRIC - CREEKSIDE - #87064, 70333	23,722	29,924	32,019	2,095
61 STREET LIGHTS	27,860	30,307	32,429	2,122
62 PROPANE - SPAS/CAFÉ	32,613	32,911	60,000	27,089
63 GARBAGE - AMENITY FACILITIES	20,661	17,931	19,186	1,255
64 WATER/SEWER				
65 WATER SERVICES	167,044	151,744	180,000	28,256
66 WATER - VILLAGE CENTER - #324043-44997	17,968	21,776	25,000	3,224
67 WATER - CREEKSIDE - #324043-45080	9,548	9,277	14,000	4,723
68 PUMP HOUSE SHARED FACILITY	11,665	5,473	10,000	4,527
69 <b>TOTAL UTILITIES</b>	<b>386,262</b>	<b>350,000</b>	<b>426,836</b>	<b>76,836</b>
70				
71 <b>FIELD OPERATIONS</b>				
72 STORMWATER SYSTEM				
73 AQUATIC CONTRACT	55,715	63,600	68,052	4,452
74 AQUATIC CONTRACT: LAKE WATCH	4,767	5,350	7,663	2,313
75 AQUATIC CONTRACT: AERATION MAINTENANCE	1,289	4,719	5,049	330
76 LAKE BANK SPRAYING	-	7,161	-	(7,161)
77 STORMWATER SYSTEM REPAIRS & MAINTENANCE	-	17,199	18,403	1,204
78 PROPERTY MAINTENANCE				
79 HORTICULTURAL CONSULTANT	11,300	11,325	12,118	793
80 LANDSCAPE REPAIRS & REPLACEMENT	23,150	47,144	50,444	3,300
81 LANDSCAPE MAINTENANCE CONTRACT SERVICES - VERDEGO	670,464	697,155	718,070	20,915
82 LANDSCAPE MAINTENANCE - YELLOWSTONE	64,500	75,900	79,695	3,795
83 TREE MAINTENANCE (OAK TREE PRUNING)	53,200	49,280	52,730	3,450
84 LAVISTA LANDSCAPE RESTORATION	-	25,852	4,000	(21,852)
85 OPTIONAL FLOWER ROTATION	-	25,000	26,750	1,750
86 DOG PARK MAINTENANCE	-	10,000	-	(10,000)
87 IRRIGATION REPAIRS & REPLACEMENT	23,995	40,000	42,800	2,800
88 ROADS & BRIDGES REPAIRS	1,502	-	-	-
89 SIDEWALK REPAIRS	-	-	-	-
90 STREET LIGHT MAINTENANCE	3,754	10,089	10,795	706
91 VEHICLE REPAIRS & MAINTENANCE	15,210	17,056	18,249	1,193
92 OFFICE SUPPLIES: FIELD OPERATIONS	15,615	16,515	17,672	1,157
93 HOLIDAY LIGHTS	4,664	10,617	6,000	(4,617)
94 CERT OPERATIONS	267	500	535	35
95 COMMUNITY MAINTENANCE	145,982	153,700	150,000	(3,700)
96 STORM CLEAN-UP	274	30,672	32,819	2,147
97 MISCELLANEOUS CONTINGENCY	976	-	-	-
98 <b>TOTAL FIELD OPERATIONS</b>	<b>1,096,624</b>	<b>1,318,834</b>	<b>1,321,843</b>	<b>3,009</b>
99				
100 <b>STAFF SUPPORT</b>				
101 PAYROLL	650,049	742,000	785,000	43,000
102 MERIT PAY/BONUS	33,407	45,000	45,000	-
103 PAYROLL TAXES	53,047	53,000	61,200	8,200
104 HEALTH INSURANCE	114,807	137,238	158,845	21,607
105 INSURANCE: WORKERS' COMPENSATION	10,561	20,000	30,000	10,000
106 PAYROLL SERVICES	4,445	6,250	6,250	-
107 MILEAGE REIMBURSEMENT	6,328	8,000	8,000	-
108 <b>TOTAL STAFF SUPPORT</b>	<b>872,644</b>	<b>1,011,488</b>	<b>1,094,295</b>	<b>82,807</b>
109				
110 <b>AMENITY OPERATIONS</b>				
111 AMENITY MANAGEMENT	664,638	700,000	735,000	35,000
112 A/C MAINTENANCE AND SERVICE	7,774	21,982	23,521	1,539
113 FITNESS EQUIPMENT SERVICE	1,700	3,651	3,400	(251)
114 MUSIC LICENSING	3,827	4,280	4,580	300
115 POOL/SPA PERMITS	875	1,032	1,104	72
116 POOL CHEMICALS	22,287	26,585	28,446	1,861

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**GENERAL FUND**

		<b>FY 2024 ACTUALS</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25 TO FY26</b>
117	PEST CONTROL	2,335	2,663	2,850	187
118	AMENITY MAINTENANCE	176,286	157,500	168,525	11,025
119	SPECIAL EVENTS	11,962	16,278	17,418	1,140
120	<b>TOTAL AMENITY</b>	<b>891,684</b>	<b>933,971</b>	<b>984,843</b>	<b>50,872</b>
121					
122	<b>SECURITY</b>				
123	GATE ACCESS CONTROL STAFFING	216,977	228,149	239,556	11,407
124	ADDITIONAL GUARDS	-	7,000	7,490	490
125	GUARDHOUSE FACILITY MAINTENANCE	22,394	26,750	28,088	1,338
126	GATE COMMUNICATION DEVICES	10,469	11,041	11,814	773
127	GATE OPERATING SUPPLIES	21,010	30,000	31,500	1,500
128	FIRE & SECURITY SYSTEM	8,397	7,009	7,500	491
129	<b>TOTAL SECURITY</b>	<b>279,247</b>	<b>309,949</b>	<b>325,947</b>	<b>15,998</b>
130					
131	<b>TOTAL EXPENDITURES</b>	<b>4,135,689</b>	<b>4,534,008</b>	<b>4,849,318</b>	<b>315,310</b>
132					
133	<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>184,303</b>	<b>-</b>	<b>-</b>	<b>-</b>
134					
135	<b>FUND BALANCE</b>				
136	FUND BALANCE - BEGINNING	2,464,406	2,648,709	2,524,573	(124,136)
137	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	184,303	-	-	-
138	FUND BALANCE FORWARD	-	(124,136)	(14,978)	109,158
139	TRANSFER TO CRF	-	-	(130,982)	
140	<b>FUND BALANCE - ENDING</b>	<b>2,648,709</b>	<b>2,524,573</b>	<b>2,378,613</b>	<b>(145,960)</b>
141					
142	ANALYSIS OF FUND BALANCE:				
143	COMMITTED: DISASTER	776,250	803,419	423,506	(379,913)
144	COMMITTED: FUTURE CAPITAL IMPROVEMENTS	-	-	-	-
145	ASSIGNED: 2 MONTHS OPERATING CAPITAL	871,378	755,668	808,220	52,552
146	UNASSIGNED	1,000,561	965,485	1,146,888	181,403
147	PREPAID ITEMS	519			
148	<b>FUND BALANCE - ENDING</b>	<b>\$ 2,648,708</b>	<b>\$ 2,524,572</b>	<b>\$ 2,378,613</b>	<b>\$ (145,958)</b>

**GRAND HAVEN CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	FY 2025 ADOPTED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
<b>REVENUES</b>			
<b>Additional Revenues:</b>			
Golf Course Parking Lot Maintenance Contribution			
Café and Amenity Revenue			
Reuse water	23,000	Escalante/Townhomes/Condos	
Gate & amenity guest	9,000	CDD	
Tennis	500	CDD	
Room rentals & Rec Center Fee	2,000	CDD	
Interest - Investments	150,000	Bank United	
Miscellaneous	-		
<b>TOTAL ADDITIONAL REVENUES</b>	<b>184,500</b>		
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE</b>			
Supervisors - regular meetings	12,000	CDD	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings and 10 workshops
Supervisors - workshops	9,000	CDD	
District Management	46,634	Vesta District Services	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District.
Administrative	12,396	Vesta District Services	These services include preparation of meeting agenda and minutes, coordinating postings on the website, records retention, responding to resident requests and complying with all regulatory requirements involving District activities.
Accounting	25,597	Vesta District Services	Budget preparation and financial reporting, cash management, revenue reporting and accounts payable functions.
Assessment roll preparation	11,264	Vesta District Services	Assessment roll services, which include preparing, maintaining and transmitting the annual roll with the annual special assessment amounts for the operating, maintenance and capital assessments.
Office supplies	1,180	N/A	Office supplies used by the District Management company for the sole purpose of the District, billed annually in accordance with the adopted budget
Postage	4,104	N/A	Postage for mailings, including the annual 197 letters to residents related to the annual assessments and public hearings
Audit	4,500	Grau & Associates	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.
Legal - general counsel	170,000	Clark & Albaugh	Clark & Albaugh, LLP. provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.
Engineering	45,796	Kimley-Horn	Engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.
Engineering - Stormwater Analysis	5,000		
Legal advertising	5,000	CDD	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
Bank fees	1,858	Bank United	The District pays fees to various financial institutions for its bank accounts.
Dues & licenses	175	DEO	The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
Property taxes	2,973	Flagler County	
Contingency	25,000	N/A	Reserve Study
<b>TOTAL ADMINISTRATIVE</b>	<b>382,476</b>		
<b>INFORMATION AND TECHNOLOGY</b>			
IT support	31,500	Celera	The District contracts with Celera I.T. Services, Inc. for technology services in the District offices.
Village Center and Creekside telephone & fax	8,459	NetFortis	The District contracts with NetFortis for phone and fax service at the Village Center
Cable/internet-village center/creekside	17,200	Spectrum	The District contracts with Spectrum for Village Center and Creekside Cable TV and for Creekside Internet.
Wi-Fi for gates/Hot Spots	32,897	Spectrum	The District contracts with Spectrum for Wi-Fi service
Cell phones	8,977	T-Mobile	The District contracts with T-Mobile for cell phone service
Website hosting & development	1,912	Campus Suite	The District contracts with Campus Suite to produce and maintain the District's website which is required by the State of Florida. Includes IT support, security tools, email, quarterly technology alignment and vCIO reviews, roadmap, password manager, security awareness training, 24/7 security operations center etc.
ADA website compliance	1,500	Campus Suite	The District contracts with Campus Suite to ensure the District's website is ADA compliant
Communications: e-blast	631	Constant Contact	E-Blasts are sent out by CDD office as a means of communications with residents. Provide is Constant Contact. There is no formal contract for this service
<b>TOTAL INFORMATION AND TECHNOLOGY</b>	<b>103,077</b>		
<b>INSURANCE</b>			
Insurance	210,000	FIA	The District obtains general liability, public officials, property, auto general liability and flood insurance
<b>TOTAL INSURANCE</b>	<b>210,000</b>		
<b>UTILITIES</b>			



**GRAND HAVEN CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	FY 2025 ADOPTED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
Electric			
Electric services - #12316, 85596, 65378	9,564	FPL	
Electric- Village Center - #18308	44,638	FPL	
Electric - Creekside - #87064, 70333	32,019	FPL	
Street lights <sup>1</sup>	32,429	FPL	
Propane - spas/café	60,000	Suburban Propane	The District has a contract with Suburban Propane to provide propane gas to the spas and café.
Garbage - amenity facilities	19,186	Waste Management	The District has a contract with Waste Pro for garbage service at both Village Center and Creekside
Water/sewer			
Water services <sup>2</sup>	180,000	City of Palm Coast	
Water - Village Center - #324043-44997	25,000	City of Palm Coast	
Water - Creekside - #324043-45080	14,000	City of Palm Coast	
Pump house shared facility	10,000	Escalante/CDD	
<b>TOTAL UTILITIES</b>	<b>426,836</b>		
<b>FIELD OPERATIONS</b>			
Stormwater system			
Aquatic contract	68,052	Solitude	The District has a waterway management contract with SOLitude Lake Management
Aquatic contract: lake watch	7,663	Solitude	The District has a contract with SOLitude Lake Management
Aquatic contract: aeration maintenance	5,049	Solitude	The District has a maintenance contract with SOLitude Lake Management
Lake bank spraying	-	Solitude	The District has a contract with SOLitude Lake Management
Stormwater system repairs & maintenance	18,403	N/A	
Property maintenance			
Horticultural consultant	12,118	Louise Leister	The District has a contract with a horticulturalist to provide professional services regarding tree management within the community
Landscape repairs & replacement	50,444	N/A	
Landscape maintenance contract services--VerdeGo	718,070	VerdeGo	Landscape maintenance services throughout the community.
Landscape maintenance--Yellowstone	79,695	Yellowstone	The District will incur expenses with landscape maintenance specifically for croquet court
Tree maintenance (Oak tree pruning)	52,730	Shaw Tree	The District will incur expenses for oak tree pruning
LaVista Landscape Restoration	4,000		
Optional flower rotation	26,750	VerdeGo	The District will incur expenses for optional flower rotation
Dog Park Maintenance	-		
Irrigation repairs & replacement	42,800	VerdeGo	The District will incur expenses for irrigation repairs and replacements
Street light maintenance	10,795	N/A	The District will incur expenses for street light maintenance
Vehicle repairs & maintenance	18,249	N/A	The District will incur expenses for vehicle repair and maintenance. This includes gas as well as repair and maintenance.
Office supplies: field operations	17,672	N/A	The District will incur expenses for office supplies for field operations staff (such as paper, printers, printer ink, pens, batteries, battery backups, computer accessories, office furniture, folders, cell phones, note pads, laptops, computers, etc.)
Holiday lights	6,000	N/A	The District will incur expenses for annual holiday light displays
CERT operations	535	N/A	The District may incur expenses for Community Emergency Response Team to educate volunteers about disaster preparedness
Community maintenance	150,000	N/A	The District will incur expenses for community maintenance (street signs, benches, garbage cans, power washing equipment, tools, camera repairs, bridge and pier repairs, mailbox maintenance/repairs, pond bank repairs, sidewalks, crosswalks, curb and gutters, bulkhead repairs/maintenance).
Storm clean-up	32,819	N/A	The District may incur expenses for storm clean-up. This is typically done by landscape company but is for more than their standard contract.
<b>TOTAL FIELD OPERATIONS</b>	<b>1,321,843</b>		
<b>STAFF SUPPORT</b>			
Payroll	785,000	CDD Staff	The District has 13 full time employees
Merit pay/bonus	45,000	CDD Staff	The District provides a Board approved merit pay/bonus program for eligible employees
Payroll taxes	61,200	CDD Staff	As an employer, the District is required to pay this tax
Health insurance	158,845	CDD Staff	The District provides health insurance for eligible employees
Insurance: workers' compensation	30,000	CDD Staff	Premium for worker's compensation coverage which is required by Florida Statutes premium for eligible employees
Payroll services	6,250	CDD Staff	As an employer, the District is required to pay this tax
Mileage reimbursement	8,000	CDD Staff	The District pays a per mile reimbursement to employees when personal vehicles are used for District business
<b>TOTAL STAFF SUPPORT</b>	<b>1,094,295</b>		
<b>AMENITY OPERATIONS</b>			
Amenity Management	735,000	Vesta Property Services	The District has a contract with Vesta Property Services for management of all amenities which expires on 9/30/2024.
A/C maintenance and service	23,521	Sunshine State Heating and Air	The District will incur expenses for annual air conditioner maintenance and service
Fitness equipment service	3,400	Lloyd's Fitness	The District will incur expenses for annual fitness equipment service
Music licensing	4,580	Sesac	The District will incur expenses for use music
Pool/spa permits	1,104	FDOH	The District will incur expenses for annual permits
Pool chemicals	28,446	Poolsure	The District will incur expenses for chemicals to treat the pool
Pest control	2,850	Massey	The District will incur expenses for pest control in facilities

**GRAND HAVEN CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	FY 2025 ADOPTED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
104	Amenity maintenance	168,525	N/A	The District will incur expenses for amenity maintenance --normally items that are underbudgeted (e.g. spa heater at Creekside; oven at the café, outdoor audio speaker at Village Center)
105	Special events	17,418	N/A	The District will incur expenses for special events throughout the year
106	<b>TOTAL AMENITY</b>	<b>984,843</b>		
107	<b>SECURITY</b>			
108	Gate access control staffing	239,556	Security Solutions of America	The District pays for staffing of guards at certain gates within the community
109	Additional guards	7,490	Security Solutions of America	The District budgets for additional guards if the need arises
110	Guardhouse facility maintenance	28,088	N/A	The District will incur expenses for the on-going maintenance of the guardhouses
111	Gate communication devices	11,814	N/A	The District purchases "clickers" for resident's purchase
112	Gate operating supplies	31,500	N/A	The District pays for card readers, gate arms, control boards, motors, loop detectors and keypads
113	Fire & security system	7,500	Daytona Fire & Safety	The District pays for inspections and repairs to the fire suppression systems
114	<b>TOTAL SECURITY</b>	<b>325,947</b>		

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**CAPITAL RESERVE FUND (CRF)**

	<b>FY 2024 ACTUALS</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25 TO FY26</b>
<b>REVENUES</b>				
<sup>1</sup> Assessment Levy: Capital Reserve Fund	\$ 886,398	\$ 948,714	\$ 1,019,867	\$ 71,153
On Roll Excess Fees	4,585	-	-	-
Fund Balance Forward	-	878,216	15,159	(863,057)
Interest & Miscellaneous	-	-	-	-
<b>TOTAL REVENUES</b>	<b>890,983</b>	<b>1,826,930</b>	<b>1,035,026</b>	<b>(791,904)</b>
<b>EXPENDITURES</b>				
<b>Infrastructure Reinvestment</b>				
Capital Improvement Plan (CIP)	622,752	1,826,930	1,035,027	(791,903)
<b>TOTAL EXPENDITURES</b>	<b>622,752</b>	<b>1,826,930</b>	<b>1,035,027</b>	<b>(791,903)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>268,231</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE</b>				
Fund Balance - Beginning	1,623,112	1,891,343	1,013,127	(878,216)
Fund Balance Forward (utilization)	-	(878,216)	(15,159)	863,057
Transfer in from General Fund	-	-	130,982	130,982
Net Change in Fund Balance	268,231	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>1,891,343</b>	<b>1,013,127</b>	<b>1,128,950</b>	<b>115,823</b>

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**CAPITAL IMPROVEMENT PLAN (CIP)**

	<b>CAPITAL PROJECTS</b>	<b>FY 2026 PROPOSED</b>
1	Gate & Gate Operator - Replacement	\$ 13,401
2	Concrete Curb and Gutter Replacement	\$ 60,000
3	Concrete Replacement	\$ 20,000
4	Repairs Prior to Roadwork	\$ 75,000
5	Firewise Projects	\$ 57,758
6	Road Repairs	\$ 33,502
7	Camera and DVR Replacement	\$ 12,061
8	Storm Water Pipe Repairs & Replacements	\$ 200,000
9	Pond Bank Erosion Issues	\$ 39,344
10	Tiki Hut Furniture	\$ 5,500
11	Drinking Fountain, Outdoor - Clubhouse ((CAC))	\$ 1,801
12	Irrigation Pump/Motor, 50 Hp	\$ 56,861
13	Lake Aerator (Annual)	\$ 40,228
14	Landscape Enhancements-Annual Reinvestment	\$ 59,703
15	Refurbishment Allowance - Monument and Mailbox	\$ 25,000
16	Trellis, PT Wood - Clubhouse (CAC)	\$ 10,775
17	Street Signs and Poles, Replacement	\$ 10,000
18	Shelter Fabric, Recover - (VC) Tennis Court	\$ 1,493
19	Roadway	\$ 145,600
20	Pavers, Interlocking - Front St Esplanade Entrances (3 total)	\$ 60,001
21	Meter/Breaker Box Repair & Replacement	\$ 23,000
22	Tree Removal	\$ 84,000
23	<b>TOTAL CAPITAL PROJECTS<sup>1</sup></b>	<b>\$ 1,035,027</b>

Footnote 1: Total estimated capital projects per the reserve study.

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**GENERAL FUND ASSESSMENT ALLOCATION**

**OPERATIONS & MAINTENANCE (O&M)**

<b>NET O&amp;M BUDGET</b>	<b>\$4,642,867</b>
COUNTY COLLECTION COSTS	\$98,784
EARLY PAYMENT DISCOUNT	\$197,569
<b>GROSS O&amp;M ASSESSMENT</b>	<b>\$4,939,220</b>

**CAPITAL RESERVE FUND (CRF)**

<b>NET CAPITAL RESERVE FUND</b>	<b>\$1,019,867</b>
COUNTY COLLECTION COSTS	\$21,699
EARLY PAYMENT DISCOUNT	\$43,399
<b>GROSS CRF ASSESSMENT</b>	<b>\$1,084,965</b>

**ALLOCATION OF O&M ASSESSMENT**

UNIT TYPE	UNIT COUNT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER UNIT
SINGLE LOT AND OCCUPIED CONDOS	1837	1.0	1837.0	96.14%	\$4,748,703	\$2,585
DOUBLE LOT	5	2.0	10.0	0.52%	\$25,850	\$5,170
UNFINISHED CONDOS	2	24.0	48.0	2.51%	\$124,082	
ESCALANTE	1	15.7	15.7	0.82%	\$40,585	
	<b>1845</b>		<b>1910.7</b>	<b>100.00%</b>	<b>\$4,939,220</b>	

**ALLOCATION OF CAPITAL RESERVE ASSESSMENT**

ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	CAPITAL RESERVE FUND	CRF PER UNIT
1.0	1837.0	96.14%	\$1,043,115	\$568
2.0	10.0	0.52%	\$5,678	\$1,136
24.0	48.0	2.51%	\$27,256	
15.7	15.7	0.82%	\$8,915	
	<b>1910.7</b>	<b>100.00%</b>	<b>\$1,084,965</b>	

**O&M VARIANCE**

<b>FY 2025</b>	\$4,316,689
<b>FY 2026</b>	\$4,642,867
<b>VARIANCE</b>	<b>\$326,178</b>

**CRF VARIANCE**

<b>FY 2025</b>	\$948,714
<b>FY 2026</b>	\$1,019,867
<b>VARIANCE</b>	<b>\$71,153</b>

**O&M ASSESSMENT PER UNIT**

UNIT TYPE	FY 2025 O&M PER UNIT	FY 2026 O&M PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$2,403.42	\$2,585.03	\$181.61	\$15.13
DOUBLE LOT	\$4,806.85	\$5,170.06	\$363.22	\$30.27
UNFINISHED CONDOS	\$115,364.35	\$124,081.52	\$8,717.17	\$726.43
ESCALANTE	\$37,733.76	\$40,585.00	\$2,851.24	\$237.60

**CRF ASSESSMENT PER UNIT**

UNIT TYPE	FY 2025 CRF PER UNIT	FY 2026 CRF PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$528.22	\$567.84	\$39.62	\$3.30
DOUBLE LOT	\$1,056.44	\$1,135.67	\$79.23	\$6.60
UNFINISHED CONDOS	\$25,354.57	\$27,256.14	\$1,901.58	\$158.46
ESCALANTE	\$8,293.06	\$8,915.03	\$621.97	\$51.83

**TOTAL ASSESSMENT PER UNIT**

UNIT TYPE	FY 2025 TOTAL PER UNIT	FY 2026 TOTAL PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$2,931.64	<b>\$3,152.87</b>	\$221.23	\$18.44
DOUBLE LOT	\$5,863.29	<b>\$6,305.74</b>	\$442.45	\$36.87
UNFINISHED CONDOS - LAVISTA <sup>1</sup>	\$168,221.05	<b>\$155,592.98</b>	-\$12,628.06	-\$1,052.34
ESCALANTE <sup>1</sup>	\$49,038.52	<b>\$52,662.56</b>	\$3,624.05	\$302.00

FOOTNOTE #1: LAVISTA LANDSCAPE RESTORATION ASSESSMENT LEVY AND ESCALANTE PARKING LOT TAX ASSESSMENT LEVY INCLUDED IN TOTAL CDD ASSESSMENT.

LAVISTA SPECIAL ASSESSMENT ADDED TO PARCEL 22-11-31-3995-00C10-0000

ESCALANTE SPECIAL ASSESSMENT ADDED TO PARCEL 15-11-31-2985-00000-0000



## EXHIBIT 17

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**GENERAL FUND**

	FY 2024 ACTUALS	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 TO FY26
<b>REVENUES</b>				
<b>ASSESSMENTS LEVIED (NET OF ALLOWABLE DISCOUNTS):</b>				
ASSESSMENT LEVY - GENERAL FUND	\$ 4,037,223	\$ 4,316,689	\$ 4,642,810	\$ 326,121
ASSESSMENT LEVY - LAVISTA LANDSCAPE RESTORATION	-	25,852	4,000	(21,852)
ASSESSMENT LEVY - ESCALANTE PARKING LOT TAX	-	2,831	2,973	142
ON ROLL EXCESS FEES	20,884	-	-	-
<b>ADDITIONAL REVENUES:</b>				
FUND BALANCE FORWARD	-	124,136	-	(124,136)
GOLF COURSE PARKING LOT MAINTENANCE CONTRIBUTION	-	-	-	-
CAFÉ AND AMENITY REVENUE	-	-	-	-
REUSE WATER	28,915	23,000	23,000	-
GATE & AMENITY GUEST	16,705	9,000	9,000	-
TENNIS	1,116	500	500	-
ROOM RENTALS & REC CENTER USE FEE	2,627	2,000	2,000	-
INTEREST - INVESTMENTS	209,436	30,000	150,000	120,000
MISCELLANEOUS	3,087	-	-	-
<b>TOTAL REVENUES</b>	<b>4,319,992</b>	<b>4,534,008</b>	<b>4,834,283</b>	<b>300,275</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
SUPERVISORS - REGULAR MEETINGS	9,600	12,000	12,000	-
SUPERVISORS - WORKSHOPS	7,800	9,000	9,000	-
DISTRICT MANAGEMENT	45,271	44,413	46,634	2,221
ADMINISTRATIVE	11,033	11,806	12,396	590
ACCOUNTING	22,783	24,378	25,597	1,219
ASSESSMENT ROLL PREPARATION	10,026	10,727	11,264	537
OFFICE SUPPLIES	-	1,180	1,180	-
POSTAGE	3,909	3,539	4,104	565
AUDIT	9,800	4,400	4,500	100
LEGAL - GENERAL COUNSEL	162,782	114,067	170,000	55,933
ENGINEERING	69,083	42,800	45,796	2,996
ENGINEERING - SOTRMWATER ANALYSIS	-	-	5,000	5,000
LEGAL ADVERTISING	2,490	6,134	5,000	(1,134)
BANK FEES	1,472	1,770	1,858	88
DUES & LICENSES	175	206	175	(31)
PROPERTY TAXES	2,496	2,831	2,973	142
CONTINGENCY	158	25,000	96,160	71,160
<b>TOTAL ADMINISTRATIVE</b>	<b>358,878</b>	<b>314,251</b>	<b>453,636</b>	<b>139,385</b>
<b>INFORMATION AND TECHNOLOGY</b>				
IT SUPPORT	29,988	35,890	31,500	(4,390)
VILLAGE CENTER AND CREESKIDE TELEPHONE & FAX	8,000	7,906	8,459	553
CABLE/INTERNET-VILLAGE CENTER/CREEKSIDE	17,028	14,445	17,200	2,755
WI-FI FOR GATES / HOT SPOTS	-	30,745	32,897	2,152
LANDLINES/HOT SPOTS FOR GATES AND CAMERAS	32,721	-	-	-
CELL PHONES	6,148	8,390	8,977	587
WEBSITE HOSTING & DEVELOPMENT	1,629	1,787	1,912	125
ADA WEBSITE COMPLIANCE	210	248	1,500	1,252
COMMUNICATIONS: E-BLAST	628	590	631	41
<b>TOTAL INFORMATION AND TECHNOLOGY</b>	<b>96,351</b>	<b>100,001</b>	<b>103,077</b>	<b>3,076</b>
<b>INSURANCE</b>				
INSURANCE	153,999	195,514	142,000	(53,514)
<b>TOTAL INSURANCE</b>	<b>153,999</b>	<b>195,514</b>	<b>142,000</b>	<b>(53,514)</b>
<b>UTILITIES</b>				
ELECTRIC				
ELECTRIC SERVICES - #12316, 85596, 65378	37,705	8,939	9,564	625

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**GENERAL FUND**

	<b>FY 2024 ACTUALS</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25 TO FY26</b>
59 ELECTRIC- VILLAGE CENTER - #18308	37,476	41,718	44,638	2,920
60 ELECTRIC - CREEKSIDER - #87064, 70333	23,722	29,924	32,019	2,095
61 STREET LIGHTS	27,860	30,307	32,429	2,122
62 PROPANE - SPAS/CAFÉ	32,613	32,911	60,000	27,089
63 GARBAGE - AMENITY FACILITIES	20,661	17,931	19,186	1,255
64 WATER/SEWER				
65 WATER SERVICES	167,044	151,744	180,000	28,256
66 WATER - VILLAGE CENTER - #324043-44997	17,968	21,776	25,000	3,224
67 WATER - CREEKSIDER - #324043-45080	9,548	9,277	14,000	4,723
68 PUMP HOUSE SHARED FACILITY	11,665	5,473	10,000	4,527
69 <b>TOTAL UTILITIES</b>	<b>386,262</b>	<b>350,000</b>	<b>426,836</b>	<b>76,836</b>
70				
71 <b>FIELD OPERATIONS</b>				
72 STORMWATER SYSTEM				
73 AQUATIC CONTRACT	55,715	63,600	68,052	4,452
74 AQUATIC CONTRACT: LAKE WATCH	4,767	5,350	7,663	2,313
75 AQUATIC CONTRACT: AERATION MAINTENANCE	1,289	4,719	5,049	330
76 LAKE BANK SPRAYING	-	7,161	-	(7,161)
77 STORMWATER SYSTEM REPAIRS & MAINTENANCE	-	17,199	18,403	1,204
78 PROPERTY MAINTENANCE				
79 HORTICULTURAL CONSULTANT	11,300	11,325	12,118	793
80 LANDSCAPE REPAIRS & REPLACEMENT	23,150	47,144	50,444	3,300
81 LANDSCAPE MAINTENANCE CONTRACT SERVICES - VERDEGO	670,464	697,155	718,070	20,915
82 LANDSCAPE MAINTENANCE - YELLOWSTONE	64,500	75,900	79,695	3,795
83 TREE MAINTENANCE (OAK TREE PRUNING)	53,200	49,280	52,730	3,450
84 LAVISTA LANDSCAPE RESTORATION	-	25,852	4,000	(21,852)
85 OPTIONAL FLOWER ROTATION	-	25,000	26,750	1,750
86 DOG PARK MAINTENANCE	-	10,000	-	(10,000)
87 IRRIGATION REPAIRS & REPLACEMENT	23,995	40,000	42,800	2,800
88 ROADS & BRIDGES REPAIRS	1,502	-	-	-
89 SIDEWALK REPAIRS	-	-	-	-
90 STREET LIGHT MAINTENANCE	3,754	10,089	10,795	706
91 VEHICLE REPAIRS & MAINTENANCE	15,210	17,056	18,249	1,193
92 OFFICE SUPPLIES: FIELD OPERATIONS	15,615	16,515	17,672	1,157
93 HOLIDAY LIGHTS	4,664	10,617	6,000	(4,617)
94 CERT OPERATIONS	267	500	535	35
95 COMMUNITY MAINTENANCE	145,982	153,700	150,000	(3,700)
96 STORM CLEAN-UP	274	30,672	32,819	2,147
97 MISCELLANEOUS CONTINGENCY	976	-	-	-
98 <b>TOTAL FIELD OPERATIONS</b>	<b>1,096,624</b>	<b>1,318,834</b>	<b>1,321,843</b>	<b>3,009</b>
99				
100 <b>STAFF SUPPORT</b>				
101 PAYROLL	650,049	742,000	785,000	43,000
102 MERIT PAY/BONUS	33,407	45,000	45,000	-
103 PAYROLL TAXES	53,047	53,000	63,100	10,100
104 <u>NEW NAME: HEALTH EMPLOYEE INSURANCE</u>	114,807	137,238	111,000	(26,238)
105 <u>INSURANCE: WORKERS' COMPENSATION</u>	10,561	20,000	30,000	10,000
106 <u>NEW NAME: PAYROLL &amp; PEO SERVICES</u>	4,445	6,250	34,000	27,750
107 <u>MILEAGE REIMBURSEMENT</u>	6,328	8,000	8,000	-
108 <b>TOTAL STAFF SUPPORT</b>	<b>872,644</b>	<b>1,011,488</b>	<b>1,076,100</b>	<b>64,612</b>
109				
110 <b>AMENITY OPERATIONS</b>				
111 AMENITY MANAGEMENT	664,638	700,000	735,000	35,000
112 A/C MAINTENANCE AND SERVICE	7,774	21,982	23,521	1,539
113 FITNESS EQUIPMENT SERVICE	1,700	3,651	3,400	(251)
114 MUSIC LICENSING	3,827	4,280	4,580	300
115 POOL/SPA PERMITS	875	1,032	1,104	72
116 POOL CHEMICALS	22,287	26,585	28,446	1,861

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**GENERAL FUND**

	<b>FY 2024 ACTUALS</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25 TO FY26</b>
117 PEST CONTROL	2,335	2,663	2,850	187
118 AMENITY MAINTENANCE	176,286	157,500	168,525	11,025
119 SPECIAL EVENTS	11,962	16,278	17,418	1,140
120 <b>TOTAL AMENITY</b>	<b>891,684</b>	<b>933,971</b>	<b>984,843</b>	<b>50,872</b>
121				
122 <b>SECURITY</b>				
123 GATE ACCESS CONTROL STAFFING	216,977	228,149	239,556	11,407
124 ADDITIONAL GUARDS	-	7,000	7,490	490
125 GUARDHOUSE FACILITY MAINTENANCE	22,394	26,750	28,088	1,338
126 GATE COMMUNICATION DEVICES	10,469	11,041	11,814	773
127 GATE OPERATING SUPPLIES	21,010	30,000	31,500	1,500
128 FIRE & SECURITY SYSTEM	8,397	7,009	7,500	491
129 <b>TOTAL SECURITY</b>	<b>279,247</b>	<b>309,949</b>	<b>325,947</b>	<b>15,998</b>
130				
131 <b>TOTAL EXPENDITURES</b>	<b>4,135,689</b>	<b>4,534,008</b>	<b>4,834,283</b>	<b>300,275</b>
132				
133 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>184,303</b>	<b>-</b>	<b>-</b>	<b>-</b>
134				
135 <b>FUND BALANCE</b>				
136 FUND BALANCE - BEGINNING	2,464,406	2,648,709	2,524,573	(124,136)
137 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	184,303	-	-	-
138 FUND BALANCE FORWARD	-	(124,136)	-	124,136
139 TRANSFER TO CRF	-	-	(130,982)	
140 <b>FUND BALANCE - ENDING</b>	<b>2,648,709</b>	<b>2,524,573</b>	<b>2,393,591</b>	<b>(130,982)</b>
141				
142 ANALYSIS OF FUND BALANCE:				
143 COMMITTED: DISASTER	776,250	803,419	423,506	(379,913)
144 COMMITTED: FUTURE CAPITAL IMPROVEMENTS	-	-	-	-
145 ASSIGNED: 2 MONTHS OPERATING CAPITAL	871,378	755,668	805,714	50,046
146 UNASSIGNED	1,000,561	965,485	1,164,372	198,887
147 PREPAID ITEMS	519			
148 <b>FUND BALANCE - ENDING</b>	<b>\$ 2,648,708</b>	<b>\$ 2,524,572</b>	<b>\$ 2,393,591</b>	<b>\$ (130,980)</b>

**GRAND HAVEN CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	FY 2025 ADOPTED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
<b>REVENUES</b>			
<b>Additional Revenues:</b>			
Golf Course Parking Lot Maintenance Contribution			
Café and Amenity Revenue			
Reuse water	23,000	Escalante/Townhomes/Condos	
Gate & amenity guest	9,000	CDD	
Tennis	500	CDD	
Room rentals & Rec Center Fee	2,000	CDD	
Interest - Investments	150,000	Bank United	
Miscellaneous	-		
<b>TOTAL ADDITIONAL REVENUES</b>	<b>184,500</b>		
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE</b>			
Supervisors - regular meetings	12,000	CDD	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings and 10 workshops
Supervisors - workshops	9,000	CDD	
District Management	46,634	Vesta District Services	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District.
Administrative	12,396	Vesta District Services	These services include preparation of meeting agenda and minutes, coordinating postings on the website, records retention, responding to resident requests and complying with all regulatory requirements involving District activities.
Accounting	25,597	Vesta District Services	Budget preparation and financial reporting, cash management, revenue reporting and accounts payable functions.
Assessment roll preparation	11,264	Vesta District Services	Assessment roll services, which include preparing, maintaining and transmitting the annual roll with the annual special assessment amounts for the operating, maintenance and capital assessments.
Office supplies	1,180	N/A	Office supplies used by the District Management company for the sole purpose of the District, billed annually in accordance with the adopted budget
Postage	4,104	N/A	Postage for mailings, including the annual 197 letters to residents related to the annual assessments and public hearings
Audit	4,500	Grau & Associates	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.
Legal - general counsel	170,000	Clark & Albaugh	Clark & Albaugh, LLP. provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.
Engineering	45,796	Kimley-Horn	Engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.
Engineering - Stormwater Analysis	5,000		
Legal advertising	5,000	CDD	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
Bank fees	1,858	Bank United	The District pays fees to various financial institutions for its bank accounts.
Dues & licenses	175	DEO	The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
Property taxes	2,973	Flagler County	
Contingency	96,160	N/A	Reserve Study
<b>TOTAL ADMINISTRATIVE</b>	<b>453,636</b>		
<b>INFORMATION AND TECHNOLOGY</b>			
IT support	31,500	Celera	The District contracts with Celera I.T. Services, Inc. for technology services in the District offices.
Village Center and Creekside telephone & fax	8,459	NetFortis	The District contracts with NetFortis for phone and fax service at the Village Center
Cable/internet-village center/creekside	17,200	Spectrum	The District contracts with Spectrum for Village Center and Creekside Cable TV and for Creekside Internet.
Wi-Fi for gates/Hot Spots	32,897	Spectrum	The District contracts with Spectrum for Wi-Fi service
Cell phones	8,977	T-Mobile	The District contracts with T-Mobile for cell phone service
Website hosting & development	1,912	Campus Suite	The District contracts with Campus Suite to produce and maintain the District's website which is required by the State of Florida. Includes IT support, security tools, email, quarterly technology alignment and vCIO reviews, roadmap, password manager, security awareness training, 24/7 security operations center etc.
ADA website compliance	1,500	Campus Suite	The District contracts with Campus Suite to ensure the District's website is ADA compliant
Communications: e-blast	631	Constant Contact	E-Blasts are sent out by CDD office as a means of communications with residents. Provide is Constant Contact. There is no formal contract for this service
<b>TOTAL INFORMATION AND TECHNOLOGY</b>	<b>103,077</b>		
<b>INSURANCE</b>			
Insurance	142,000	FIA	The District obtains general liability, public officials, property, auto general liability and flood insurance
<b>TOTAL INSURANCE</b>	<b>142,000</b>		
<b>UTILITIES</b>			

**GRAND HAVEN CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	FY 2025 ADOPTED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
47 Electric			
48 Electric services - #12316, 85596, 65378	9,564	FPL	
49 Electric- Village Center - #18308	44,638	FPL	
50 Electric - Creekside - #87064, 70333	32,019	FPL	
51 Street lights <sup>1</sup>	32,429	FPL	
52 Propane - spas/café	60,000	Suburban Propane	The District has a contract with Suburban Propane to provide propane gas to the spas and café.
53 Garbage - amenity facilities	19,186	Waste Management	The District has a contract with Waste Pro for garbage service at both Village Center and Creekside
54 Water/sewer			
55 Water services <sup>2</sup>	180,000	City of Palm Coast	
56 Water - Village Center - #324043-44997	25,000	City of Palm Coast	
57 Water - Creekside - #324043-45080	14,000	City of Palm Coast	
58 Pump house shared facility	10,000	Escalante/CDD	
59 <b>TOTAL UTILITIES</b>	<b>426,836</b>		
60 <b>FIELD OPERATIONS</b>			
61 Stormwater system			
62 Aquatic contract	68,052	Solitude	The District has a waterway management contract with SOLitude Lake Management
63 Aquatic contract: lake watch	7,663	Solitude	The District has a contract with SOLitude Lake Management
64 Aquatic contract: aeration maintenance	5,049	Solitude	The District has a maintenance contract with SOLitude Lake Management
65 Lake bank spraying	-	Solitude	The District has a contract with SOLitude Lake Management
66 Stormwater system repairs & maintenance	18,403	N/A	
67 Property maintenance			
68 Horticultural consultant	12,118	Louise Leister	The District has a contract with a horticulturalist to provide professional services regarding tree management within the community
69 Landscape repairs & replacement	50,444	N/A	
70 Landscape maintenance contract services--VerdeGo	718,070	VerdeGo	Landscape maintenance services throughout the community.
71 Landscape maintenance--Yellowstone	79,695	Yellowstone	The District will incur expenses with landscape maintenance specifically for croquet court
72 Tree maintenance (Oak tree pruning)	52,730	Shaw Tree	The District will incur expenses for oak tree pruning
73 LaVista Landscape Restoration	4,000		
74 Optional flower rotation	26,750	VerdeGo	The District will incur expenses for optional flower rotation
75 Dog Park Maintenance	-		
76 Irrigation repairs & replacement	42,800	VerdeGo	The District will incur expenses for irrigation repairs and replacements
79 Street light maintenance	10,795	N/A	The District will incur expenses for street light maintenance
80 Vehicle repairs & maintenance	18,249	N/A	The District will incur expenses for vehicle repair and maintenance. This includes gas as well as repair and maintenance.
81 Office supplies: field operations	17,672	N/A	The District will incur expenses for office supplies for field operations staff (such as paper, printers, printer ink, pens, batteries, battery backups, computer accessories, office furniture, folders, cell phones, note pads, laptops, computers, etc.)
82 Holiday lights	6,000	N/A	The District will incur expenses for annual holiday light displays
83 CERT operations	535	N/A	The District may incur expenses for Community Emergency Response Team to educate volunteers about disaster preparedness
84 Community maintenance	150,000	N/A	The District will incur expenses for community maintenance (street signs, benches, garbage cans, power washing equipment, tools, camera repairs, bridge and pier repairs, mailbox maintenance/repairs, pond bank repairs, sidewalks, crosswalks, curb and gutters, bulkhead repairs/maintenance).
85 Storm clean-up	32,819	N/A	The District may incur expenses for storm clean-up. This is typically done by landscape company but is for more than their standard contract.
86 <b>TOTAL FIELD OPERATIONS</b>	<b>1,321,843</b>		
87 <b>STAFF SUPPORT</b>			
88 Payroll	785,000	CDD Staff	The District has 13 full time employees
89 Merit pay/bonus	45,000	CDD Staff	The District provides a Board approved merit pay/bonus program for eligible employees
90 Payroll taxes	63,100	CDD Staff	As an employer, the District is required to pay this tax
91 NEW NAME: Health Employee insurance	111,000	CDD Staff	The District provides health insurance for eligible employees
92 Insurance: workers' compensation	30,000	CDD Staff	Premium for worker's compensation coverage which is required by Florida Statutes premium for eligible employees
93 NEW NAME: Payroll & PEO Services	34,000	CDD Staff	As an employer, the District is required to pay this tax
94 Mileage reimbursement	8,000	CDD Staff	The District pays a per mile reimbursement to employees when personal vehicles are used for District business
95 <b>TOTAL STAFF SUPPORT</b>	<b>1,076,100</b>		
96 <b>AMENITY OPERATIONS</b>			
97 Amenity Management	735,000	Vesta Property Services	The District has a contract with Vesta Property Services for management of all amenities which expires on 9/30/2024.
98 A/C maintenance and service	23,521	Sunshine State Heating and Air	The District will incur expenses for annual air conditioner maintenance and service
99 Fitness equipment service	3,400	Lloyd's Fitness	The District will incur expenses for annual fitness equipment service
100 Music licensing	4,580	Sesac	The District will incur expenses for use music
101 Pool/spa permits	1,104	FDOH	The District will incur expenses for annual permits
102 Pool chemicals	28,446	Poolsure	The District will incur expenses for chemicals to treat the pool
103 Pest control	2,850	Massey	The District will incur expenses for pest control in facilities



**GRAND HAVEN CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	FY 2025 ADOPTED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
104	Amenity maintenance	168,525	N/A	The District will incur expenses for amenity maintenance --normally items that are underbudgeted (e.g. spa heater at Creekside; oven at the café, outdoor audio speaker at Village Center)
105	Special events	17,418	N/A	The District will incur expenses for special events throughout the year
106	<b>TOTAL AMENITY</b>	<b>984,843</b>		
107	<b>SECURITY</b>			
108	Gate access control staffing	239,556	Security Solutions of America	The District pays for staffing of guards at certain gates within the community
109	Additional guards	7,490	Security Solutions of America	The District budgets for additional guards if the need arises
110	Guardhouse facility maintenance	28,088	N/A	The District will incur expenses for the on-going maintenance of the guardhouses
111	Gate communication devices	11,814	N/A	The District purchases "clickers" for resident's purchase
112	Gate operating supplies	31,500	N/A	The District pays for card readers, gate arms, control boards, motors, loop detectors and keypads
113	Fire & security system	7,500	Daytona Fire & Safety	The District pays for inspections and repairs to the fire suppression systems
114	<b>TOTAL SECURITY</b>	<b>325,947</b>		

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**CAPITAL RESERVE FUND (CRF)**

	<b>FY 2024 ACTUALS</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25 TO FY26</b>
<b>REVENUES</b>				
<sup>1</sup> Assessment Levy: Capital Reserve Fund	\$ 886,398	\$ 948,714	\$ 1,019,867	\$ 71,153
On Roll Excess Fees	4,585	-	-	-
Fund Balance Forward	-	878,216	15,159	(863,057)
Interest & Miscellaneous	-	-	-	-
<b>TOTAL REVENUES</b>	<b>890,983</b>	<b>1,826,930</b>	<b>1,035,026</b>	<b>(791,904)</b>
<b>EXPENDITURES</b>				
<b>Infrastructure Reinvestment</b>				
Capital Improvement Plan (CIP)	622,752	1,826,930	1,035,027	(791,903)
<b>TOTAL EXPENDITURES</b>	<b>622,752</b>	<b>1,826,930</b>	<b>1,035,027</b>	<b>(791,903)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>268,231</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE</b>				
Fund Balance - Beginning	1,623,112	1,891,343	1,013,127	(878,216)
Fund Balance Forward (utilization)	-	(878,216)	(15,159)	863,057
Transfer in from General Fund	-	-	130,982	130,982
Net Change in Fund Balance	268,231	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>1,891,343</b>	<b>1,013,127</b>	<b>1,128,950</b>	<b>115,823</b>

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**CAPITAL IMPROVEMENT PLAN (CIP)**

	<b>CAPITAL PROJECTS</b>	<b>FY 2026 PROPOSED</b>
1	Gate & Gate Operator - Replacement	\$ 13,401
2	Concrete Curb and Gutter Replacement	\$ 60,000
3	Concrete Replacement	\$ 20,000
4	Repairs Prior to Roadwork	\$ 75,000
5	Firewise Projects	\$ 57,758
6	Road Repairs	\$ 33,502
7	Camera and DVR Replacement	\$ 12,061
8	Storm Water Pipe Repairs & Replacements	\$ 200,000
9	Pond Bank Erosion Issues	\$ 39,344
10	Tiki Hut Furniture	\$ 5,500
11	Drinking Fountain, Outdoor - Clubhouse ((CAC))	\$ 1,801
12	Irrigation Pump/Motor, 50 Hp	\$ 56,861
13	Lake Aerator (Annual)	\$ 40,228
14	Landscape Enhancements-Annual Reinvestment	\$ 59,703
15	Refurbishment Allowance - Monument and Mailbox	\$ 25,000
16	Trellis, PT Wood - Clubhouse (CAC)	\$ 10,775
17	Street Signs and Poles, Replacement	\$ 10,000
18	Shelter Fabric, Recover - (VC) Tennis Court	\$ 1,493
19	Roadway	\$ 145,600
20	Pavers, Interlocking - Front St Esplanade Entrances (3 total)	\$ 60,001
21	Meter/Breaker Box Repair & Replacement	\$ 23,000
22	Tree Removal	\$ 84,000
23	<b>TOTAL CAPITAL PROJECTS<sup>1</sup></b>	<b>\$ 1,035,027</b>

Footnote 1: Total estimated capital projects per the reserve study.

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 PROPOSED BUDGET**  
**GENERAL FUND ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE (O&M)							CAPITAL RESERVE FUND (CRF)					LA VISTA LANDSCAPE RESTORATION				
NET O&M BUDGET <b>\$4,642,810</b>							NET CAPITAL RESERVE FUND <b>\$1,019,867</b>					NET LA VISTA BUDGET <b>\$4,000</b>				
COUNTY COLLECTION COSTS \$98,783							COUNTY COLLECTION COSTS \$21,699					COUNTY COLLECTION COSTS \$85				
EARLY PAYMENT DISCOUNT <u>\$197,566</u>							EARLY PAYMENT DISCOUNT <u>\$43,399</u>					EARLY PAYMENT DISCOUNT <u>\$170</u>				
GROSS O&M ASSESSMENT <b>\$4,939,159</b>							GROSS CRF ASSESSMENT <b>\$1,084,965</b>					GROSS LA VISTA ASSESSMENT <b>\$4,255</b>				
UNIT TYPE	ALLOCATION OF O&M ASSESSMENT						ALLOCATION OF CAPITAL RESERVE ASSESSMENT					ALLOCATION OF LA VISTA ASSESSMENT				
	UNIT COUNT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER UNIT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	CAPITAL RESERVE FUND	CRF PER UNIT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL LA VISTA	LA VISTA PER UNIT
SINGLE LOT AND OCCUPIED CONDOS	1837	1.0	1837.0	96%	\$4,748,645	\$2,585	1.0	1837.0	96%	\$1,043,115	\$568					
LA VISTA CONDOS	24	1.0	24.0	1%	\$62,040	\$2,585	1.0	24.0	1%	\$13,628	\$568	1.0	24.0	100%	\$4,255	\$177
DOUBLE LOT	5	2.0	10.0	1%	\$25,850	\$5,170	2.0	10.0	1%	\$5,678	\$1,136					
UNFINISHED CONDOS	1	24.0	24.0	1%	\$62,040		24.0	24.0	1%	\$13,628						
ESCALANTE	1	15.7	15.7	1%	\$40,584		15.7	15.7	1%	\$8,915						
	<u>1868</u>		<u>1910.7</u>	<u>100%</u>	<u><b>\$4,939,159</b></u>			<u>1910.7</u>	<u>100%</u>	<u><b>\$1,084,965</b></u>			<u>24.0</u>	<u>100%</u>	<u><b>\$4,255</b></u>	
O&M VARIANCE							CRF VARIANCE					LA VISTA VARIANCE				
FY 2025 \$4,316,689							FY 2025 \$948,714					FY 2025 \$25,852				
FY 2026 \$4,642,810							FY 2026 \$1,019,867					FY 2026 \$4,000				
VARIANCE <u>\$326,121</u>							VARIANCE <u>\$71,153</u>					VARIANCE <u>-\$21,852</u>				

O&M ASSESSMENT PER UNIT				
UNIT TYPE	FY 2025 O&M PER UNIT	FY 2026 O&M PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$2,403.42	\$2,585.00	\$181.58	\$15.13
LA VISTA CONDOS		\$2,585.00		
DOUBLE LOT	\$4,806.85	\$5,170.00	\$363.15	\$30.26
UNFINISHED CONDOS	\$57,682.18	\$62,040.00	\$4,357.82	\$363.15
ESCALANTE	\$37,733.76	\$40,584.50	\$2,850.74	\$237.56

CRF ASSESSMENT PER UNIT				
UNIT TYPE	FY 2025 CRF PER UNIT	FY 2026 CRF PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$528.22	\$567.84	\$39.62	\$3.30
LA VISTA CONDOS		\$567.84		
DOUBLE LOT	\$1,056.44	\$1,135.67	\$79.23	\$6.60
UNFINISHED CONDOS	\$12,677.28	\$13,628.07	\$950.79	\$79.23
ESCALANTE	\$8,293.06	\$8,915.03	\$621.97	\$51.83

TOTAL ASSESSMENT PER UNIT				
UNIT TYPE	FY 2025 TOTAL PER UNIT	FY 2026 TOTAL PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$2,931.64	<b>\$3,152.84</b>	\$221.20	\$18.43
LA VISTA CONDOS		<b>\$3,330.14</b>		
DOUBLE LOT	\$5,863.29	<b>\$6,305.67</b>	\$442.38	\$36.87
UNFINISHED CONDOS	\$70,359.46	<b>\$75,668.07</b>	\$5,308.61	\$442.38
ESCALANTE <sup>1</sup>	\$49,038.52	<b>\$52,662.06</b>	\$3,623.55	\$301.96

FOOTNOTE 1: INCLUDES ESCALANTE SPECIAL ASSESSMENT ADDED TO PARCEL 15-11-31-2985-00000-0000

## EXHIBIT 18

## **RESOLUTION 2025-10**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day of June, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Grand Haven Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 21, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT;**

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.



- b. That the District Manager’s Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025 and/or revised projections for Fiscal Year 2026.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the District Recording Secretary and identified as “The Budget for Grand Haven Community Development District for the Fiscal Year Ending September 30, 2026”, as adopted by the Board of Supervisors on August 21, 2025.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Grand Haven Community Development District, for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, the sum of \$5,869,309, to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>4,834,283</u>
TOTAL CAPITAL RESERVE FUND	\$ <u>1,035,026</u>
TOTAL ALL FUNDS	\$ <u>5,869,309</u>

## **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than

\$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 21<sup>st</sup> day of August, 2025.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
GRAND HAVEN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

## EXHIBIT 19

## **RESOLUTION 2025-11**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Grand Haven Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2025-2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2025-2026; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District now desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform

Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of Flagler County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Grand Haven Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the Flagler County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interest of the District to permit the District Manager to amend the Assessment Roll, certified to the Flagler County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for Flagler County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE GRAND HAVEN COMMUNITY  
DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in Exhibit "B"

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit "B."

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Flagler County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, as indicated on Exhibit "B."

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the Flagler County Tax Collector and shall be collected by Flagler County Tax Collector in the same manner and time as Flagler County taxes. The proceeds therefrom shall be paid to the Grand Haven Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the Flagler County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the Flagler County property roll.

After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Grand Haven Community Development District.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of August, 2025.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
GRAND HAVEN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

Exhibit A: Adopted Budget  
Exhibit B: Assessment Roll





GEO ID	situs_num	situs_street	CDD USE	ERU'S	O&M ASSMT	CRF ASSMT	SPECIAL ASSMT	TOTAL ASSMT
15-11-31-1950-00000-0850	24	ST ANDREWS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-1950-00000-0860	26	ST ANDREWS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-1950-00000-0870	28	ST ANDREWS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-1950-00000-0880	30	ST ANDREWS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0010	50	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0020	48	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0110	28	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0120	26	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0130	24	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0140	22	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0150	20	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0160	18	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0170	16	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0180	14	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0190	12	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0200	10	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0210	28	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0220	26	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0230	24	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0240	22	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0250	20	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0260	18	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0270	16	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0280	14	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0290	12	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0300	10	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0310	8	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0320	6	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0330	4	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0340	2	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0350	1	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0360	3	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0370	5	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0380	7	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0390	9	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0400	11	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0410	13	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0420	15	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0430	17	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 ASSESSMENT ROLL**

GEO ID	situs_num	situs_street	CDD USE	ERU'S	O&M ASSMT	CRF ASSMT	SPECIAL ASSMT	TOTAL ASSMT
15-11-31-2830-00000-0890	3	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0900	24	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0910	26	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0920	28	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0930	30	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0940	32	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0950	34	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0960	36	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0970	38	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0980	40	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-0990	42	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-1000	44	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-1010	46	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-1020	48	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-1030	50	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-1040	52	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-1050	54	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-1060	22	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-1070	20	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2830-00000-1080	15	CHINIER ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0010	52	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0020	54	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0030	56	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0040	58	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0050	60	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0060	62	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0070	64	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0080	66	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0090	68	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0100	70	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0110	72	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0120	74	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0130	76	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0140	78	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0150	80	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0160	82	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0170	84	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0180	86	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0190	88	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0200	90	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0210	92	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0220	94	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0230	96	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0240	98	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0250	100	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0260	102	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0270	104	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0320	121	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0560	73	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0650	67	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0660	69	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0670	71	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0680	73	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0690	75	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0700	77	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0710	79	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0720	81	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0730	83	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0740	85	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0750	87	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0760	89	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0770	91	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0780	95	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0790	97	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0800	116	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0810	114	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0820	112	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0830	110	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0840	108	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0850	106	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0860	104	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0870	102	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0880	100	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0890	98	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0900	96	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0910	94	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0920	92	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0930	90	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0940	88	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0950	86	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0960	84	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0970	82	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0980	80	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2832-00000-0010	106	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 ASSESSMENT ROLL**

GEO ID	situs_num	situs_street	CDD USE	ERU'S	O&M ASSMT	CRF ASSMT	SPECIAL ASSMT	TOTAL ASSMT
15-11-31-2833-00000-0020	129	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2833-00000-0030	127	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2833-00000-0040	125	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2834-00000-0010	105	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2834-00000-0020	107	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2834-00000-0030	109	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2834-00000-0040	111	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2834-00000-0050	113	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0010	75	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0020	77	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0030	79	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0040	81	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0050	83	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0060	85	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0070	87	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0080	89	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0090	91	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0100	93	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0110	95	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0120	97	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0130	99	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0140	101	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2835-00000-0150	103	FRONT ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2836-00000-0010	44	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2836-00000-0020	42	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2836-00000-0030	40	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2836-00000-0040	38	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2836-00000-0050	36	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2836-00000-0060	34	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2836-00000-0070	32	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2837-00000-0010	51	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2837-00000-0020	53	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2837-00000-0030	55	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2837-00000-0040	57	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2837-00000-0050	59	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2837-00000-0060	61	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2837-00000-0070	63	LAGARE ST	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-0010	4	VILLAGE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-0020	6	VILLAGE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,1



**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 ASSESSMENT ROLL**

GEO ID	situs_num	situs_street	CDD USE	ERU'S	O&M ASSMT	CRF ASSMT	SPECIAL ASSMT	TOTAL ASSMT
15-11-31-2970-00000-1320	17	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1330	15	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1340	13	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1350	11	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1360	9	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1370	7	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1380	3	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1390	1	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1400	2	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1410	4	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1420	8	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1430	10	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1440	12	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1450	14	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1460	16	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1470	18	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1480	20	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1490	22	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1500	24	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1510	26	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1520	30	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1530	32	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1540	34	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1550	36	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1560	38	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1570	42	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1580	46	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1590	48	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1600	52	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1610	56	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1620	58	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1630	60	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1640	62	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1650	64	PARK CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1660	29	VILLAGE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1670	27	VILLAGE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1680	25	VILLAGE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1690	23	VILLAGE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1700	19	VILLAGE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1710	6	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1720	8	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1730	10	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1740	12	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1750	16	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1760	18	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1770	20	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1780	24	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1790	26	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1800	25	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1810	23	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1820	21	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1830	19	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1840	17	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1850	15	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1860	11	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1870	9	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1880	7	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1890	5	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1900	3	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2970-00000-1910	1	VILLAGE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0010	5	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0020	7	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0030	9	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0040	11	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0050	13	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0060	15	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0070	17	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0080	23	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0090	27	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0100	29	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0110	31	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0120	34	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0130	32	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0140	30	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0150	28	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0160	26	LAKESIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0170	3	MARSHVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0180	5	MARSHVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0190	7	MARSHVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0200	9	MARSHVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0210	11	MARSHVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0220	13	MARSHVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0230	15	MARSHVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-2971-00000-0240	17	MARSHVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84





**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 ASSESSMENT ROLL**

GEO ID	situs_num	situs_street	CDD USE	ERU'S	O&M ASSMT	CRF ASSMT	SPECIAL ASSMT	TOTAL ASSMT
15-11-31-3734-00000-0120	23	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3734-00000-0130	22	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3734-00000-0140	20	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3734-00000-0150	18	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3734-00000-0160	16	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3734-00000-0170	14	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3734-00000-0180	12	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3734-00000-0190	10	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3734-00000-0200	8	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3734-00000-0210	6	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3734-00000-0220	4	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3734-00000-0230	2	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3735-00000-0010	1	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3735-00000-0020	3	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3735-00000-0030	5	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3735-00000-0040	7	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3735-00000-0050	9	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3735-00000-0060	11	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3735-00000-0070	6	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3735-00000-0080	4	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-3735-00000-0090	2	IBIS CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00010-0010	2	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00010-0020	4	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00010-0030	6	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00010-0040	8	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00010-0050	10	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00010-0060	12	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00010-0070	14	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00010-0080	2	SAILFISH DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00010-0090	6	SAILFISH DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00010-0100	10	SAILFISH DR	DEVELOPED (2 LOTS)	2	\$5,170.00	\$1,135.67		\$6,305.67
15-11-31-5920-00010-0120	14	SAILFISH DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00010-0130	16	SAILFISH DR	DEVELOPED (2 LOTS)	2	\$5,170.00	\$1,135.67		\$6,305.67
15-11-31-5920-00010-0150	20	SAILFISH DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00010-0160	24	SAILFISH DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00010-0170	28	SAILFISH DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00030-0010	1	SAILFISH DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00030-0020	3	SAILFISH DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00030-0030	5	SAILFISH DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 ASSESSMENT ROLL**

GEO ID	situs_num	situs_street	CDD USE	ERU'S	O&M ASSMT	CRF ASSMT	SPECIAL ASSMT	TOTAL ASSMT
15-11-31-5920-00080-0150	24	PELICAN CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00080-0160	22	PELICAN CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00080-0170	20	PELICAN CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00080-0180	18	PELICAN CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00080-0190	16	PELICAN CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00080-0200	14	PELICAN CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00080-0210	12	PELICAN CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00080-0220	8	PELICAN CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00080-0230	4	PELICAN CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
15-11-31-5920-00080-0240	2	PELICAN CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0010	3	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0020	5	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0030	7	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0040	9	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0050	11	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0060	13	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0070	15	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0080	1	CREEKSIDE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0090	3	CREEKSIDE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0100	5	CREEKSIDE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0110	8	CREEKSIDE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0120	4	CREEKSIDE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0130	2	CREEKSIDE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0140	23	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0150	25	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0160	27	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0170	29	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0180	5	SWEETWATER CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0190	9	SWEETWATER CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0200	11	SWEETWATER CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0210	15	SWEETWATER CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0220	17	SWEETWATER CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0230	18	SWEETWATER CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0240	16	SWEETWATER CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0250	14	SWEETWATER CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0260	12	SWEETWATER CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0270	8	SWEETWATER CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0280	6	SWEETWATER CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0290	4	SWEETWATER CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0300	2	SWEETWATER CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0310	37	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0320	45	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0330	47	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0340	49	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0350	52	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0360	50	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0370	48	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0380	46	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0390	44	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0400	40	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0410	38	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0420	34	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0430	32	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0440	30	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0450	26	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0460	20	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0470	18	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0480	16	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0490	14	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0500	5	MIDDEN LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0510	7	MIDDEN LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0520	6	MIDDEN LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0530	4	MIDDEN LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0540	2	MIDDEN LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0550	8	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-1260-00000-0560	4	CREEKSIDE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-5921-00000-0010	45	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-5921-00000-0020	41	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-5921-00000-0030	37	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-5921-00000-0040	33	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-5921-00000-0050	29	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-5921-00000-0060	25	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-5921-00000-0070	21	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-5921-00000-0080	17	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-5921-00000-0090	13	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-5921-00000-0100	9	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
16-11-31-5921-00000-0110	5	MARLIN DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0010	8	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0020	10	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0030	12	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0040	14	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0050	16	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0060	18	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0070	20	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84

GEO ID	situs_num	situs_street	CDD USE	ERU'S	O&M ASSMT	CRF ASSMT	SPECIAL ASSMT	TOTAL ASSMT
22-11-31-1240-00000-0080	22	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0090	24	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0100	26	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0110	23	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0120	35	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0130	37	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0140	39	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0150	41	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0160	43	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0170	45	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0180	47	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0190	49	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0200	51	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0210	53	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0220	40	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0230	42	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0240	44	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0250	4	CROSSBAR WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0260	6	CROSSBAR WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0270	11	CROSSBAR WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0280	9	CROSSBAR WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0290	7	CROSSBAR WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0300	5	CROSSBAR WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0310	3	CROSSBAR WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0320	1	CROSSBAR WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0330	2	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0340	4	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0350	6	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0360	8	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0370	10	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0380	12	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0390	14	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0400	16	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0410	18	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0420	20	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0430	22	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0440	24	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0450	26	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0460	28	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0470	30	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0480	32	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0490	34	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0500	36	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0510	38	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0520	40	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0530	42	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0540	44	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0550	46	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0560	23	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0570	21	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0580	19	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0590	17	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0600	15	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0610	13	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0620	11	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0630	9	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0640	7	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0650	5	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0660	3	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0670	1	CROSSTIE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0680	65	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0690	67	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0700	69	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1240-00000-0710	71	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0010	75	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0020	77	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0030	79	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0040	81	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0050	83	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0060	85	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0070	87	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0080	89	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0090	91	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0100	93	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0110	95	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0120	97	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0130	99	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0140	101	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0150	103	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0160	105	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0170	107	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0180	109	WATERSIDE PKWY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0190	3	CROSSLINK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-1241-00000-0200	5	CROSSLINK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84



GEO ID	situs_num
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GEO ID	situs_num	situs_street	CDD USE	ERU'S	O&M ASSMT	CRF ASSMT	SPECIAL ASSMT	TOTAL ASSMT
22-11-31-5190-00000-0330	1	SHINNECOCK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5190-00000-0340	3	SHINNECOCK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5190-00000-0350	5	SHINNECOCK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5190-00000-0360	7	SHINNECOCK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5190-00000-0370	8	SHINNECOCK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5190-00000-0380	6	SHINNECOCK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5190-00000-0390	4	SHINNECOCK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5190-00000-0400	2	SHINNECOCK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0010	7	RIVER LANDING WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0020	5	RIVER LANDING WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0030	3	RIVER LANDING WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0040	1	RIVER LANDING WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0050	37	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0060	35	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0070	33	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0080	31	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0090	29	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0100	27	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0110	25	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0120	23	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0130	21	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0140	19	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0150	17	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0160	15	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0170	9	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0180	7	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0190	5	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0200	3	RIVER LANDING DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0210	16	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0220	14	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0230	12	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0240	10	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0250	8	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0260	6	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0270	4	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0280	2	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0290	3	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0300	5	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0310	7	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0320	9	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0330	11	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0340	13	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0350	15	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0360	17	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0370	19	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0380	21	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0390	42	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0400	40	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0410	38	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0420	36	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0430	34	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0440	32	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0450	30	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0460	28	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0470	26	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0480	24	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0490	22	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0500	20	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0510	18	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0520	16	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0530	14	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0540	12	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0550	10	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0560	8	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0570	6	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0580	4	RIVER PARK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0590	24	RIVER POINT DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0600	22	RIVER POINT DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0610	20	RIVER POINT DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0620	18	RIVER POINT DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0630	16	RIVER POINT DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0640	14	RIVER POINT DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0650	12	RIVER POINT DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0660	10	RIVER POINT DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0670	8	RIVER POINT DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0680	6	RIVER POINT DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0690	5	RIVER POINT WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0700	7	RIVER POINT WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0710	9	RIVER POINT WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-00000-0720	11	RIVER POINT WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-000K10-A101	200	RIVERFRONT DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-000K10-A102	200	RIVERFRONT DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-000K10-A103	200	RIVERFRONT DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5310-000K10-A104	200	RIVERFRONT DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84

[illegible]

EO ID	situs_num	situs_street	CDD USE	ERU'S	O&M ASSMT	CRF ASSMT	SPECIAL ASSMT	TOTAL ASSMT
22-11-31-5725-00000-0410	18	RIVERBEND DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5725-00000-0420	16	RIVERBEND DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5725-00000-0430	14	RIVERBEND DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5725-00000-0440	12	RIVERBEND DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5725-00000-0450	10	RIVERBEND DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5725-00000-0460	8	RIVERBEND DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5725-00000-0470	6	RIVERBEND DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5725-00000-0480	4	RIVERBEND DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0010	1	VILLAGE VIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0020	3	VILLAGE VIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0030	5	VILLAGE VIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0040	1	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0050	3	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0060	5	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0070	7	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0080	9	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0090	11	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0100	15	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0110	20	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0120	18	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0130	16	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0140	14	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0150	12	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0160	10	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0170	8	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0180	6	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0190	4	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0200	2	VILLAGE VIEW WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0210	13	VILLAGE VIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0220	15	VILLAGE VIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0230	17	VILLAGE VIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0240	19	VILLAGE VIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0250	21	VILLAGE VIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0260	23	VILLAGE VIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0270	25	VILLAGE VIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0280	26	VILLAGE VIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0290	24	VILLAGE VIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0300	22	VILLAGE VIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5901-00000-0310	20	VILLAGE VIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		

GEO ID	situs_num
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GEO ID	situs_num	situs_street	CDD USE	ERU'S	O&M ASSMT	CRF ASSMT	SPECIAL ASSMT	TOTAL ASSMT
22-11-31-5912-00000-0200	40	SHINNECOCK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5912-00000-0210	38	SHINNECOCK DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0010	17	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0020	15	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0030	13	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0040	11	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0050	9	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0060	7	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0070	5	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0080	3	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0090	4	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0100	6	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0110	8	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0120	10	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0130	12	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0140	14	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0150	16	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0160	18	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0170	20	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0180	22	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0190	24	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0200	26	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0210	28	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0220	30	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0230	32	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0240	34	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0250	36	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0260	38	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0270	40	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0280	42	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0290	44	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0300	46	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0310	48	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0320	50	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0330	52	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0340	54	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0350	56	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0360	45	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0370	43	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0380	41	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0390	39	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5913-00000-0400	37	JASMINE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0010	45	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0020	47	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0030	49	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0040	51	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0050	53	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0060	55	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0070	57	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0080	59	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0090	61	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0100	63	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0110	65	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0120	67	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0130	69	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0140	71	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0150	73	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0160	75	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0170	77	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0180	79	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0190	81	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0210	92	RIVER TRAIL DR	DEVELOPED (2 LOTS)	2	\$5,170.00	\$1,135.67		\$6,305.67
22-11-31-5914-00000-0220	90	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0230	88	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0240	86	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0250	84	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0260	82	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0270	80	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0280	78	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0290	76	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0300	74	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0310	72	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0320	70	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0330	68	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0340	66	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0350	64	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0360	62	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0370	60	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0380	58	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0390	56	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0400	54	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0410	52	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0420	50	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
22-11-31-5914-00000-0430	48	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84

**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 ASSESSMENT ROLL**

GEO ID	situs_num	situs_street	CDD USE	ERU'S	O&M ASSMT	CRF ASSMT	SPECIAL ASSMT	TOTAL ASSMT
22-11-31-5914-00000-0440	46	RIVER TRAIL DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0010	3	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0020	5	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0030	7	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0040	9	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0050	11	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0060	13	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0070	15	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0080	17	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0090	19	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0100	20	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0110	18	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0120	16	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0130	14	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0140	12	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0150	10	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0160	8	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0170	6	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0180	4	GRANDVIEW DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0190	4	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0200	6	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0210	8	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0220	10	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0230	12	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0240	14	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0250	16	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0260	18	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0270	20	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0280	22	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0290	21	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0300	19	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0310	17	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0320	15	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0330	13	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0340	11	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0350	9	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0360	7	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0370	5	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-4120-00000-0380	3	LAKEVIEW LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0010	4	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0020	6	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0030	8	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0040	10	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0050	14	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0060	16	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0070	18	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0080	20	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0090	22	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0100	24	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0110	26	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0120	28	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0130	30	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0140	6	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0150	8	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0160	10	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0170	12	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0180	9	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0190	7	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0200	5	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0210	3	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0220	1	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0230	6	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0240	8	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0250	10	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0260	12	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0270	14	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0280	16	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0290	18	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0300	23	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0310	21	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0320	19	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0330	17	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0340	15	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0350	9	OWLS ROOST LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0360	25	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0370	23	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0380	21	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0390	19	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0400	17	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0410	15	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0420	11	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0430	9	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0440	7	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5904-00000-0450	5	PINE HARBOR DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84





**GRAND HAVEN CDD**  
**FISCAL YEAR 2025-2026 ASSESSMENT ROLL**

GEO ID	situs_num	situs_street	CDD USE	ERU'S	O&M ASSMT	CRF ASSMT	SPECIAL ASSMT	TOTAL ASSMT
27-11-31-5906-00000-0380	3	KITE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0390	5	KITE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0400	7	KITE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0410	6	KITE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0420	4	KITE CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0430	17	OASIS CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0440	15	OASIS CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0450	11	OASIS CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0460	9	OASIS CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0470	7	OASIS CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0480	46	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0490	48	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0500	50	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0510	52	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0520	24	OASIS CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0530	22	OASIS CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0540	20	OASIS CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0550	18	OASIS CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0560	16	OASIS CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0570	14	OASIS CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0580	10	OASIS CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0590	8	OASIS CIR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0600	44	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0610	42	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0620	40	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0630	38	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0640	36	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0650	34	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0660	32	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0670	28	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0680	26	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0690	24	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0700	22	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0710	20	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0720	18	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0730	16	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0740	14	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0750	10	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5906-00000-0760	8	EASTLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84

GEO ID	situs_num	situs_street	CDD USE	ERU'S	O&M ASSMT	CRF ASSMT	SPECIAL ASSMT	TOTAL ASSMT
27-11-31-5907-00000-0440	45	SOUTHLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5907-00000-0450	43	SOUTHLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5907-00000-0460	39	SOUTHLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5907-00000-0470	37	SOUTHLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5907-00000-0480	35	SOUTHLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5907-00000-0490	31	SOUTHLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5907-00000-0500	27	SOUTHLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
27-11-31-5907-00000-0510	25	SOUTHLAKE DR	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0010	137	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0020	135	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0030	14	BLUEJACK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0040	16	BLUEJACK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0050	15	BLUEJACK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0060	13	BLUEJACK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0070	11	BLUEJACK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0080	123	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0090	121	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0100	119	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0110	117	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0120	115	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0130	113	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0140	111	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0150	109	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0160	107	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0170	105	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0180	12	NATIVE OAK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0190	14	NATIVE OAK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0200	16	NATIVE OAK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0210	18	NATIVE OAK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0220	19	NATIVE OAK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0230	17	NATIVE OAK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0240	15	NATIVE OAK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0250	13	NATIVE OAK CT	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0260	122	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0270	124	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0280	132	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0290	134	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1700-00000-0300	136	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-170								



**GRAND HAVEN CDD  
FISCAL YEAR 2025-2026 ASSESSMENT ROLL**

GEO ID	situs_num	situs_street	CDD USE	ERU'S	O&M ASSMT	CRF ASSMT	SPECIAL ASSMT	TOTAL ASSMT
48-11-31-1710-00000-1160	197	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1170	195	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1180	191	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1190	189	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1200	187	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1210	185	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1220	183	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1230	4	TURKEY OAK LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1240	6	TURKEY OAK LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1250	8	TURKEY OAK LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1260	10	TURKEY OAK LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1270	13	TURKEY OAK LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1280	11	TURKEY OAK LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1290	9	TURKEY OAK LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1300	7	TURKEY OAK LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1310	5	TURKEY OAK LN	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1320	3	TURKEY OAK LN	DEVELOPED (2 LOTS)	2	\$5,170.00	\$1,135.67		\$6,305.67
48-11-31-1710-00000-1340	179	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1350	177	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1360	175	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84
48-11-31-1710-00000-1370	173	WILLOW OAK WAY	DEVELOPED	1	\$2,585.00	\$567.84		\$3,152.84